

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1997-07424

03/10/1997-07424
WARRANTY DEED, JOINTLY FOR LIFE WITH REVERSIONARY TO SPOUSE
STATE OF ALABAMA
SHELBY COUNTY JUDGE OF PROBATE
002 9MA 126.00
SHELBY COUNTY
KNOW ALL MEN BY THESE PRESENTS

KNOW ALL MEN BY THESE PRESENTS,

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE P

SHELBY COUNTY JUDGE OF PEACE

SHELBY COUNTY JUNE 21, 1922
one cent 126.00

002 944 125.00

002 300

ALL MEN BY THESE

That in consideration of THREE HUNDRED FIFTEEN THOUSAND & NO/100---- (\$315,000.00)---
DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEE(S)
herein, the receipt whereof is acknowledged, we, Donnell H. Culley, Jr., a single
individual (herein referred to as grantors), do grant, bargain, sell and convey
unto David^F Buckley and June Graham Buckley (herein referred to as
GRANTEE(S) for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, together with every contingent
remainder and right of reversion, the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Subject property does not constitute the homestead of the Grantor herein, as defined by the Code of Alabama.

\$200,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEE'S ADDRESS: ~~1728~~ Highway 35, Pelham, Alabama 35124.

TO HAVE AND TO HOLD to the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 10 day
of FEBRUARY, 1997.

Donnell H. Culley Jr. (SEAL)
Donnell H. Culley, Jr.

STATE OF ALABAMA

COUNTY: Baldwin

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donnell H. Culley, Jr., a single individual whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of February
A.D., 1997

1 this 12 day of Feb

MY COMMISSION EXPIRES AUGUST 18, 1999

EXHIBIT "A"

A tract of land in the North 1/2 of the Northwest 1/4 of the Northeast 1/4 and the North 1/2 of the Northeast 1/4 of the Northwest 1/4 in Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 18, Township 20 South, Range 2 West, Shelby County, Alabama and run West along the North line of said 1/4-1/4 section for a distance of 84.04 feet to a point on the East right of way line of Shelby County Road No. 35; thence an angle left of 62 degrees 51 minutes 21 seconds and run Southwesterly along said right of way a distance of 202.36 feet; thence an angle left of 93 degrees 45 minutes and run Southeasterly 389.93 feet; thence an angle left of 23 degrees 57 minutes 05 seconds and run Easterly 456.85 feet; thence an angle right of 21 degrees 19 minutes and run Southeasterly 260.08 feet; thence an angle left of 25 degrees 16 minutes 06 seconds and run Easterly for 447.79 feet to the East line of the NW 1/4 of NE 1/4 of said Section 18 for 385.62; feet to the Northeast corner of the NW 1/4 of the NE 1/4 of said Section 18; thence an angle left of 89 degrees 40 minutes 30 seconds and run Westerly along the North line of said Section 18; thence an angle left of 89 degrees 40 minutes 30 seconds and run Westerly along the North line of said Section 18 for 1325.64 feet to the point of beginning.

Minerals and mining rights excepted.

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02:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 126.00