

This Instrument Was Prepared By:  
**DICKERSON & MORSE**  
Attorneys-at-Law  
1920 Valleydale Road  
Birmingham, Alabama 35244

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR  
LIFE WITH REMAINDER TO  
SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of SIXTY SEVEN THOUSAND DOLLARS AND 00 CENTS (US\$67,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Geraldine B. Marheine and Richard L. Marheine, her husband, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto David W. Scott and wife, Dinah S. Scott, (hereinafter referred to as GRANTEES), 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 the County of Shelby and State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Note: \$56,950.00 of the above purchase price is in the form of a Mortgage in favor of Standard Federal Bank, A Federal Savings Bank, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES 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 said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns 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, we have hereunto set our hands and seals on this the 28<sup>th</sup> day of July, 1997.

Geraldine B. Marheine  
Geraldine B. Marheine

Richard L. Marheine  
Richard L. Marheine

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Geraldine B. Marheine and Richard L. Marheine, her husband, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28<sup>th</sup> day of July, 1997.

Onnie D. Dickerson, III  
Onnie D. Dickerson, III  
Notary Public

My Commission Expires: 4/23/00

Inst # 1997-24434

08/04/1997-24434  
01:42 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 21.50

Inst # 1997-24434

## EXHIBIT "A"

Commence at the Southeast Corner of the Northwest Quarter of the Northeast Quarter of Section 10, Township 24 North, Range 14 East, Shelby County, Alabama. Thence West on and along the South boundary line of said quarter, quarter Section 208.71 feet to a 5/8" rebar and the Point of Beginning, thence continue West 409.44 feet to the East margin of Seale Road and an iron pin, thence northerly along said east margin the following courses; North 6 degrees, 53 minutes, 09 seconds East 18.01 feet to an iron pin, thence North 2 degrees, 47 minutes, 29 seconds West 226.30 feet to an iron pin, thence North 19 degrees, 36 minutes, 47 seconds East 113.54 feet to a 5/8" rebar, thence leaving said east margin East 596.03 feet to the east boundary line of said quarter, quarter section and a 5/8" rebar, thence South 1 degree, 09 minutes, 50 seconds West along said east boundary line 142.22 feet to a 5/8" rebar, thence leaving said east boundary West 208.71 feet to an 5/8" rebar, thence South 1 degrees, 09 minutes, 50 seconds West 208.71 feet back to the Point of Beginning. Lying and being situated in the Northwest Quarter of the Northeast Quarter of Section 10, Township 24 North, Range 14 East, Shelby County, Alabama.

Also, an easement for egress and ingress more particularly described herein: Commence at the Southeast Corner of the Northwest Quarter of the Northeast Quarter of Section 10, Township 24 North, Range 14 East, Shelby County, Alabama. Thence West 618.15 feet to the east margin of Seale Road and an iron pin, thence northerly along said east margin the following course. North 6 degrees, 53 minutes, 09 second East 18.01 feet to an iron pin, thence North 2 degrees, 47 minutes 29 seconds West 226.30 feet to an iron pin, thence North 19 degrees, 36 minutes, 47 seconds East 169.81 feet to an iron pin, thence North 19 degrees, 36 minutes 47 seconds East 169.81 feet to an iron pin, thence North 17 degrees, 12 minutes, 16 seconds East 14.48 feet to the Point of Beginning of said easement, thence continue North 17 degrees, 12 minutes 16 seconds East 28.77 feet, thence leaving said east margin South 13 degrees, 48 minutes, 34 seconds East 27.42 feet to a point, thence South 3 degrees, 11 minutes, 25 seconds West 65.89 feet to a point, thence West 11.70 feet to a point, thence North 3 degrees, 11 minutes, 25 seconds East, 48.72 feet to a point; thence North 5 degrees, 40 minutes, 43 seconds West 18.29 feet back to the Point of Beginning.

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights of way, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments now or hereafter becoming due against said property.

July 28, 1997

Inst # 1997-24434

08/04/1997-24434  
01:42 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 21.50