

This instrument was prepared by

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

Inst # 1997-40177

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY EIGHT THOUSAND & NO/100---- (\$78,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Billy Franklin Massey and wife, Cheryl Stevenson Massey (herein referred to as grantors), do grant, bargain, sell and convey unto Carl A. Bird and wife, Tammy D. Bird (herein 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 Shelby County, Alabama, to-wit:

See Attached Exhibit A

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

\$72,086.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1307 8th Street S.W., Alabaster, Alabama 35007.

TO HAVE AND TO HOLD to the said 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 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, we have hereunto set our hands and seals, this 8th day of December, 1997.

Billy Franklin Massey (SEAL)
Billy Franklin Massey

Cheryl Stevenson Massey (SEAL)
Cheryl Stevenson Massey

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy Franklin Massey and wife, Cheryl Stevenson Massey 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 8th day of December A.D., 1997

Mark L. Rowe
Notary Public

MARK L. ROWE
MY COMMISSION EXPIRES
10/08/2001

12/10/1997-40177
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCS 17.00

Exhibit A

A parcel of land situated in the North one half of the Northwest quarter of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, Being more particularly described as follows:
Commence at the Southeast quarter of lot five of property line Map Skurla Mills as recorded in Map Book 5, page 10 as recorded in the Office of the Judge of Probate, in Shelby County, Alabama. Said point also being a point on the Westerly right of way line of Mill Street (40 foot R.O.W.); thence North 00 degrees 00 minutes 00 seconds West along said right of way for a distance of 80.04 feet (80.00 feet map) to the Northeast corner of said Lot 5; thence continue along last described course and along said right of way for a distance of 305.79 feet (meas. and map) to the point of beginning; thence continue along the last described course and along said right of way for a distance of 185.65 feet (185.56 feet deed) to a point on a curve to the left having a central angle of 20 degrees 18 minutes 29 seconds and a radius of 256.33 feet, said curve subtended by a chord bearing North 10 degrees 09 minutes 15 seconds West and a chord distance of 90.38 feet; thence along the arc of said curve and along said right of way for a distance of 90.85 feet; thence North 20 degrees 18 minutes 29 seconds West along said right of way for a distance of 106.17 feet (106.00 feet deed) thence South 72 degrees 10 minutes 57 seconds West and leaving said right of way for a distance of 160.02 feet (160.00 feet deed); thence South 14 degrees 40 minutes 05 seconds East for a distance of 336.18 feet (342.74 feet deed); thence North 89 degrees 59 minutes 59 seconds East for a distance of 120.00 feet (meas. & deed) to the point of beginning.

Bm
[Signature]

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