

This instrument was prepared by

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Send Tax Notice to: DONALD Y. STONICHER and  
(Name) JEAN O. STONICHER

(Address) 111 Shoal Creek Circle  
Montevallo, AL 35115

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
SHELBY

COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY EIGHT THOUSAND and 00/100 (\$168,000.00)----- DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
MICHAEL S. ALLEN, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto  
DONALD Y. STONICHER and wife, JEAN O. STONICHER

(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, the following described real estate situated in SHELBY County,  
Alabama to-wit:

A parcel of land in the W 1/2 of the SW 1/4 of Section 3, Township 24 North,  
Range 12 E, Shelby County, Alabama, more particularly described as follows:  
Beginning at the SW corner of Section 3, Township 24 North, Range 12 East,  
Shelby County, Alabama and run thence Northerly along the West line of said 1/4  
1/4 329.73 feet to a rebar corner; thence turn 29 deg. 21 min. 41 sec. left and  
run Northwesterly 205.28 feet to a rebar corner; thence turn 37 deg. 31 min. 36  
sec. right and run Northerly 93.00 feet to a rebar corner; thence turn 64 deg.  
27 min. 40 sec. right and run East-Northeasterly 949.10 feet to a rebar corner;  
thence turn 62 deg. 25 min. 28 sec. right and run Southeasterly 477.57 feet to  
a rebar corner; thence turn 91 deg. 26 min. 10 sec. right and run Southwesterly  
832.81 feet to a rebar corner; thence turn 46 deg. 20 min. 42 sec. right and  
run Westerly along the South line of said Section 3 for a distance of 552.46  
feet to the point of beginning; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

SUBJECT TO:

Property taxes for 1998 and subsequent years.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s)  
recorded in Deed Book 141 page 325 and Deed Book 165 page 539 in Probate  
Office.

Title to all minerals within and underlying the premises, together with all  
mining rights and other rights, privileges and immunities relating thereto,  
including rights set out in Real 252 page 958 in Probate Office.

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 for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 GRANTEES, their heirs and assigns forever, against  
the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 27th  
day of March, 19 98

WITNESSES

(Seal)

Michael S. Allen  
Michael S. Allen

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
SHELBY

COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Michael S. Allen

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 27th day of March, A.D. 19 98

9/13/2001

My Commission Expires

Notary Public

Inst # 1998-11371

001 MCJ 176-50

Inst # 1998-11371  
03/31/1998-11371  
02:13 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE