

This conveyance prepared without the benefit of current survey. Attorney makes no representations as to the legal description of this property.

Send Tax Notice To:
Roger P. Jacobs and wife,
Janice M. Jacobs
3488 County Highway 83
Vincent, Alabama 35178

This instrument was prepared by:
Julia C. Kimbrough
Allison, May, Alvis, Fuhrmeister
& Kimbrough, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Inst # 1998-15804

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Fifteen Thousand Thousand Dollars (\$15,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **MARSHA D. BROWN, an unmarried woman**, herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **ROGER P. JACOBS and wife, JANICE M. JACOBS** (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to:

1. Taxes for the year 1998 and subsequent years.
2. Coal, oil, gas and other mineral interests in, to or under the land herein described.
3. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$14140.00 of the above consideration was paid from the proceeds of a mortgage loan filed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE
003 MCB 15.50

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 29th day of April, 1998.

Marsha D. Brown
Marsha D. Brown

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marsha D. Brown, 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, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 29th day of April, 1998.

Kimberly Melton
Notary Public
My commission expires: 3-1-99

EXHIBIT "A"

From the true S.E. corner of the SW 1/4 of NE 1/4 of Section 16, Township 19 South, Range 2 East, being the point of beginning of herein described parcel of land, run thence North along the true East boundary of said SW 1/4 of NE 1/4 and the projection thereof a distance of 2054.49 feet to a point on the Southerly boundary of a County Paved Road (80 foot right of way); thence turn 140 degrees 21 minutes 18 seconds left and run 246.56 feet along said road boundary; thence turn 03 degrees 53 minutes 22 seconds right and run 71.57 feet along said road boundary; thence turn 07 degrees 32 minutes 37 seconds right and run 82.69 feet along said road boundary; thence turn 22 degrees 55 minutes left and run 106.64 feet; thence turn 25 degrees 06 minutes 10 seconds left and run 44.39 feet; thence turn 38 degrees 51 minutes 29 seconds left and run 180.70 feet; thence turn 58 degrees 12 minutes right and run 80.11 feet; thence turn 57 degrees 43 minutes 02 seconds right and run 201.21 feet; thence turn 97 degrees 05 minutes 31 seconds right and run 151.95 feet; thence turn 38 degrees 16 minutes 43 seconds right and run 157.92 feet; thence turn 11 degrees 45 minutes 24 seconds left and run 85.90 feet to a point on the Southerly boundary of aforementioned road; thence turn 137 degrees 36 minutes 53 seconds left and run 110.11 feet along said road boundary and the following courses; 09 degrees 55 minutes 32 seconds right for 113.46 feet; 09 degrees 50 minutes 10 seconds right for 103.97 feet; 10 degrees 22 minutes 26 seconds right for 84.06 feet; 08 degrees 15 minutes 22 seconds right for 73.94 feet; 07 degrees 36 minutes 13 seconds right for 87.0 feet; 06 degrees 57 minutes 26 seconds right for 77.87 feet; 06 degrees 10 minutes 58 seconds right for 89.75 feet; thence turn 06 degrees 42 minutes 08 seconds right and run 86.14 feet along said road boundary to a point of intersection with the East boundary of the Old Harpersville Road (now abandoned); thence turn 116 degrees 24 minutes 20 seconds left and run 262.33 feet along the East margin of said road and the following courses; 10 degrees 00 minutes left for 328.0 feet; 05 degrees 00 minutes right for 642.0 feet; 17 degrees 00 minutes left for 314.0 feet; thence turn 01 degrees 25 minutes left and run 326.0 feet along the East margin of said road to a point on the true South boundary of the SW 1/4 of NE 1/4 of aforementioned Section 16; thence turn 81 degrees 42 minutes left and run 1223.20 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

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