

TAX NOTICE TO:

William A. New and Roy H. New
101 Christopher Drive
Leeds, Alabama 35094

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Eighteen Thousand Dollars (\$118,000.00) to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **CHRIS JAMES, a married man and PHILLIP GARGUS, a married man** (herein referred to as Grantors) do grant, bargain, sell and convey unto **WILLIAM A. NEW and ROY H. NEW** (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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

1. Mineral and mining rights not owned by the grantors.
2. Property lying within any road right-of-way.

PROPERTY HEREIN DESCRIBED DOES NOT CONSTITUTE ANY PORTION OF THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the 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 we will and 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.

08/03/1998-29535
02:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 24.50

Inst # 1998-29535

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 13TH day of July, 1998.

 (L.S.)
Chris James

 (L.S.)
Phillip Gargus

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Chris James, a married man and Phillip Gargus, a married man, 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 13th day of July, 1998.



Notary Public

THIS INSTRUMENT PREPARED BY:
CHURCH & SEAY, P.C.
1609 Cogswell Avenue
Pell City, Alabama 35125

Exhibit A

A tract of land in the SE 1/4 of NE 1/4, Section 4, Township 18, Range 1 East, more particularly described as follows:

Commence at the NE corner of said SE 1/4 of NE 1/4 and run thence westerly along the north boundary of said quarter-quarter section 395 feet to the point of beginning of the land herein described and conveyed; thence continue westerly along the north boundary of said quarter-quarter section to its intersection with the south boundary of a public road; thence southwesterly along the south boundary of said public road to its intersection with the west boundary of said quarter-quarter section; thence southerly along the west boundary of said quarter-quarter section to the SW corner of said quarter-quarter section; thence easterly along the south boundary of said quarter-quarter section to a point 395 feet west of the SE corner of said quarter-quarter section; thence northerly and parallel with the east boundary of said quarter-quarter section 1320 feet to point of beginning.

LESS AND EXCEPT:

From the northeast corner of the southeast quarter of the northeast quarter of Section 4, Township 18 South, Range 1 East, go west along 1/4-1/4 section line thirteen hundred twenty feet (1320 feet); thence turn 90 degrees left, one hundred three feet (103 feet) to south right of way of public road for point of beginning; thence continue on same line two hundred eight point seventy one feet (208.71 feet); thence left 90 degrees two hundred fifty feet (250 feet); thence left 90 degrees two hundred fifty seven feet (257 feet) to south right of way of public road; thence left along said right of way two hundred fifty six point one (256.1 feet) to point of beginning.

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