

This instrument was prepared by

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Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to: **BENNY STEVEN HALL and KAY F. HALL**
(Name)

(Address) 4577 Hwy. 22
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 FIFTY THOUSAND and 00/100----- (\$50,000.00)----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
PAT J. DIMSDALE, a _____ woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

BENNY STEVEN HALL and wife, KAY F. HALL

(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 lying in the SW 1/4; NW 1/4, Section 4, Township 22 South, Range 3 West, and
more particularly described as follows:

Starting at a point 40 feet north of the southwest corner of said SW 1/4, NW 1/4, Section 4,
Township 22 South, Range 3 West, which point is also at the intersection of the west boundary
line of said Section 4 and the North R/W line of Shelby County Highway #22, run easterly along
said North R/W line of said Highway #22 a distance of 413.0 feet to a chain link fence, the point
of beginning; thence turn 93 degrees 05 minutes left and run northerly along said fence for 121.0
feet; thence run left 1 degree 30 minutes along said fence for 86 feet; thence right 2 degrees 00
minutes and continue northerly along said fence for 50.0 feet to a fence post in said chain link
fence; thence turn 92 degrees 45 minutes right and run easterly 119.1 feet to a railroad spike by a
chert drive; thence turn 89 degrees 30 minutes right and run southerly 257.6 feet to a railroad
spike at the intersection of said chert drive with the said north R/W line of said Highway #22;
thence run westerly along said north R/W line 102.8 feet to the point of beginning.

SUBJECT TO:

Taxes for 1998 and subsequent years. 1998 ad valorem taxes are a lien but not due and payable
until October 1, 1998.

Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to
the fact that ad valorem taxes for subject property have been paid under a current use assessment.
Permits to Alabama Power Company as recorded in Deed Book 129, Page 430; Deed Book 143,
Page 427 and Deed Book 143, Page 428 in Probate Office of Shelby County, Alabama.

Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
Easement to Shelby County recorded in Deed Book 152, Page 126.

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 3rd
day of SEPTEMBER, 1998.

WITNESS

(Seal)

(Seal)

(Seal)

PAT J. DIMSDALE
PAT J. DIMSDALE (Seal)

09/09/1998-35161
10:24 AM CERTIFIED (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

SHELBY COUNTY JUDGE OF PROBATE

I, _____ the undersigned authority _____ a Notary Public in and for said County, in said State,

hereby certify that PAT J. DIMSDALE

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 day the same bears
date.

Given under my hand and official seal this 3rd day of SEPTEMBER A.D. 19 98

9/13/2001

My Commission Expires:

Notary Public