

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

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

(Address) 457 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, an unmarried 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 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.

\*\*\* THIS DEED IS BEING RE-RECORDED FOR THE PURPOSE OF REFLECTING THE MARITAL STATUS OF GRANTOR HEREIN

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)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, \_\_\_\_\_ the undersigned authority

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

09/09/1998-35161  
10:24 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

Notary Public

Inst. # 1998-40680  
10/19/1998-40680  
09:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

Inst. # 1998-35161