

This Instrument Was Prepared By:
Dickerson Morse & Yost, P. C.
1920 Valleydale Road
Birmingham, AL 35244

Send Tax Notice to:
Jacqueline P. Hancock
2300 Highway 119
Montevallo, Alabama 35115

**STATE OF ALABAMA
COUNTY OF SHELBY**

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of One Hundred Twenty Seven Thousand Five Hundred and 00/100 Dollars (\$127,500.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Shelby Springs Stock Farm, Inc., an Alabama Corporation (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Jacqueline P. Hancock and David Matson Brewer, wife and husband (hereinafter 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 the County of Shelby and State of Alabama, to-wit:

A parcel of land situated in the S.W. 1/4 of the S.E. 1/4 and the S.E. 1/4 of the S.W. 1/4 of Section 7, Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the S.E. corner of the S.W. 1/4 of the S.E. 1/4 of Section 7, Township 22 South, Range 1 West, said point also being the POINT OF BEGINNING; thence S 89 degrees 42 minutes 23 seconds W along the south line of said 1/4-1/4 section for a distance of 1639.34 feet; thence N 43 degrees 24 minutes 05 seconds E for a distance of 377.01 feet; thence N 05 degrees 13 minutes 44 seconds E for a distance of 262.23 feet; thence N 28 degrees 16 minutes 31 seconds E for a distance of 529.56 feet; thence S 68 degrees 47 minutes 04 seconds E for a distance 545.58' to a point on the westerly future right-of-way of High Bridle Circle, said point also being a point on a curve to the right having a radius of 55.00 feet and a central angle of 118 degrees 25 minutes 04 seconds, said curve subtended by a chord bearing S 37 degrees 58 minutes 00 seconds E and a chord distance of 94.49 feet; thence along the arc of said curve for a distance of 113.67 feet; thence S 07 degrees 10 minutes 32 seconds E and leaving said future right-of-way for a distance of 56.64 feet; thence S 35 degrees 53 minutes 22 seconds E for a distance of 685.63 feet; thence N 71 degrees 49 minutes 42 seconds E for a distance of 133.64 feet to a point on the centerline of Wilson Road; thence S 18 degrees 26 minutes 31 seconds E along said centerline for a distance of 35.01 feet to the intersection of said center line and the east line of said 1/4-1/4 section; thence S 04 degrees 00 minutes 53 seconds W along said 1/4-1/4 line and leaving said centerline for a distance of 118.21 feet to the POINT OF BEGINNING. Said parcel of land contains 21.02 acres, more or less.

LESS AND EXCEPT:

Less and except a 30 foot Ingress, Egress, Utility, and drainage easement lying 30.00 feet to the west of and parallel to described centerline of Wilson Road.

NOTES:

Described parcel of land will be known as lot 4 of Shelby Spring Farms Lakeland Sector 2 upon recording of subdivision.

Note: \$87,500.00 of the above purchase price is in the form of a mortgage in favor of Union State Bank, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

11/16/1998-45400
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 31.00

11/16/1998-45400

IN WITNESS WHEREOF, Shelby Springs Stock Farm, Inc. has hereunto set its signature by John G. Reamer, Jr. its President on this the 11th day of November, 1998.

Shelby Springs Stock Farm, Inc.


John G. Reamer, Jr., President

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said county in said state, hereby certify that John G. Reamer, Jr. as President of Shelby Springs Stock Farm, Inc., an Alabama Corporation, 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 as such duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 11th day of November, 1998.


G. Wray Morse, Notary Public

My Commission Expires: 9/10/2000

Inst # 1998-45400

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