

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

Send Tax Notice to:
Richard C. Reynolds
124 Bolton Lane
Columbiana, Alabama 35051

STATE OF ALABAMA
COUNTY OF SHELBY

**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 Sixty Five Thousand and 00/100 Dollars (\$165,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, David T. Hill and Andrea E. Hill, husband and wife (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Richard C. Reynolds and Janette Reynolds, husband and wife (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:

Parcel I:

Commence at the Northwest corner of the NE 1/4 of the SE 1/4, Section 25, Township 21 South, Range 1 West; thence run Westerly along the North boundary of the NW 1/4 of SE 1/4 and NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West, for 2285.43 feet to a point; thence turn an angle of 100 degrees, 18 minutes to the left and run along the West right of way line of Washington Street for 1031.26 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along the last described course for 203.27 feet to a point; thence turn an angle of 100 degrees, 18 minutes to the right and run Westerly along the North right of way line of Bolton Lane for 172.05 feet to a point; thence turn an angle of 90 degrees, 00 minutes to the right and run 200.00 feet to a point; thence turn an angle of 90 degrees, 00 minutes to the right and run 135.71 feet to the point of beginning. Said parcel of land is lying in the SW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

Parcel II:

The East 40 feet of the following described property, to wit:

Commence at the NW corner of the NE 1/4 of SE 1/4, Section 25, Township 21 South, Range 1 West, thence proceed in a Westerly direction along the North boundary of the NW 1/4 of SE 1/4 and NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West, for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence turn an angle of 100 degrees, 18 minutes to the left and proceed in a Southerly direction along the said West right of way line of Washington Street, a distance of 1234.53 feet to the point of intersection with the North right of way line of Bolton Lane; thence turn an angle of 100 degrees, 18 minutes to the right and proceed in a Westerly direction along the North right of way line of Bolton Lane for a distance of 172.05 feet to the point of beginning of the lot herein described; thence continue in the same direction along the said North right of way of Bolton Lane, a distance of 280.00 feet to a point; thence turn an angle of 90 degrees to the right and run for a distance of 200.00 feet to a point; thence turn an angle of 90 degrees to the right and run for a distance of 280.00 feet to a point; thence turn an angle of 90 degrees, 00 minutes to the right and run for a distance of 200.00 feet to the point of beginning. Said lot is lying in NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West. Situated in Shelby County, Alabama.

Note: \$156,750.00 of the above purchase price is in the form of a mortgage in favor of Molton, Allen & Williams Corporation, 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 GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are 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 GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns 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 on this the 30th day of June, 1999.



David T. Hill


Andrea E. Hill, by David T. Hill, as her Attorney-in-Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that David T. Hill and Andrea E. Hill, husband and wife, 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 the 30th day of June, 1999.



G. Wray Morse, Notary Public

My Commission Expires: 9/10/2000

07/06/1999-28073
10:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 17.00

Inst # 1999-28073