

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: Joseph W. Stephens and  
(Name) Lulla Mae Stephens  
(Address) 120 Gable Lane  
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 ONE HUNDRED TWENTY-FIVE THOUSAND and 00/100, (\$125,000.00)--- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

GENE T. MORELAND, an unmarried man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

JOSEPH W. STEPHENS and wife, LULLA MAE STEPHENS  
(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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED  
HEREWITH, AS THOUGH FULLY SET OUT HEREIN.

Inst # 2000-38434  
11/06/2000-38434  
10:05 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 139.00

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 November, 19 2000.

WITNESS

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Gene T. Moreland  
GENE T. MORELAND

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

**STATE OF ALABAMA**

SHELBY

COUNTY }

**General Acknowledgment**

I, \_\_\_\_\_ the undersigned authority \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that GENE T. MORELAND, an unmarried man 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of November A.D., 19 2000

9/13/2001  
My Commission Expires:

MAE  
Notary Public

Exhibit "A"

A parcel of land in the NW ¼ of the NE ¼ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said ¼ ¼ section; thence run North 01 degree 22 minutes 17 seconds East 255.00 feet along the West ¼ ¼ line; thence run South 89 degrees 18 minutes 43 seconds East 535.00 feet to the point of beginning; thence continue last course 400.00 feet; thence run North 01 degree 24 minutes 17 seconds East 486.00 feet; thence run North 89 degrees 18 minutes 43 seconds West 245.00 feet; thence run South 01 degree 24 minutes 17 seconds West 100.00 feet; thence run North 89 degrees 18 minutes 43 seconds West 285.00 feet; thence run South 00 degrees 41 minutes 00 seconds West 286.00 feet; thence run South 89 degrees 18 minutes 43 seconds East 130.00 feet; thence run South 03 degrees 27 minutes 58 seconds West 100.00 feet to the point of beginning.

Also, a right of way for ingress, egress and utilities, in the West half of the NE ¼ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama; 60 feet wide, 30 feet on each side of the following described centerline; Commence at the Southwest corner of the NW ¼ of the NE ¼ of Section 2; thence run North 01 degree 22 minutes 17 seconds East along the West ¼ ¼ line 305.96 feet; thence run South 88 degrees 37 minutes 43 seconds East 934.96 feet to a point on the East line of the Tom Smitherman property and the centerline of Cable Lane (a chert road), said point being on a clockwise curve having a delta angle of 23 degrees 08 minutes 33 seconds and a radius of 283.00 feet; thence turn right 67 degrees 27 minutes 20 seconds to tangent and run along the arc of said curve 118.35 feet to the point of tangent; thence run South 01 degree 58 minutes 00 seconds West 311.28 feet tangent to said curve along said centerline; thence run South 05 degrees 53 minutes 55 seconds West 130.95 feet along said centerline to the point of a clockwise curve having a delta angle of 30 degrees 47 minutes 22 seconds and a radius of 320.00 feet; thence run along the arc of said curve 222.23 feet; thence run South 53 degrees 07 minutes 44 seconds West 122.48 feet to the center of Shelby County Highway #10 and the end of said centerline.

SUBJECT TO:

- Taxes for 2001 and subsequent years.
- 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.
- Easement to South Central Bell recorded in Deed Book 329, Page 421.
- Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Deed Book 320, Page 732.

DATED: 11/03/2000

  
GENE T. MORELAND

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