

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Houston W. Colburn, Jr. and Joyce W. Colburn
37-D Houston Drive
Pelham, Alabama 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Seventy four thousand five hundred and no/100 (\$74,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Norman R. Wilson and Nina J. Wilson, as Personal Representatives of the Estate of Jack L. Shelton, deceased, Probate Case No. 39-177** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Houston W. Colburn, Jr. and Joyce W. Colburn** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached Exhibit "A"

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$71,836.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 15th day of May, 2001.

Witness

Witness

Norman R. Wilson (Seal)
Norman R. Wilson

Nina J. Wilson (Seal)
Nina J. Wilson

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Norman R. Wilson and Nina J. Wilson, as Personal Representatives of the Estate of Jack L. Shelton, deceased, Probate Case No. 39-177**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of May, 2001.


Notary Public

My Commission Expires: 02-25-05

05/18/2001-20233
10:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KB 17.00

Inst # 2001-20233

Inst # 2001-20233

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10:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NF 17.00

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land in the S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama; described as follows: Commence at the most southerly corner of Lot 37 of Deer Springs Estates, Third Addition as recorded in Map Book 6, Page 5 in the Office of the Judge of Probate of Shelby County, Alabama; said point being the Northwest right-of-way of Houston Drive; Thence run Southwest along said Northwest right-of-way of Houston Drive (extended) a distance of 219.93 feet, Thence turn Left 89 degrees 29 minutes 25 seconds and run Southeast a distance of 60.00 feet to a point on the Southeast right-of-way of said Houston Drive (extended) Thence turn Left 90 degrees 30 minutes 35 seconds and run Northeast along said right-of-way of Houston Drive (extended) a distance of 69.95 feet, Thence turn Right 90 degrees 25 minutes 15 seconds and run Southeast 124.60 feet, Thence turn Right 112 degrees 55 minutes 18 seconds and run Southwest 90.76 feet, Thence turn Left 116 degrees 33 minutes 50 seconds and run Southeast 61.04 feet, Thence turn Right 85 degrees 17 minutes 06 seconds and run Southwest 315.14 feet to a point on the North right-of-way of Plantation Pipe Line, Thence turn right 46 degrees 01 minutes 01 seconds and run Westerly 79.55 feet, Thence turn left 09 degrees 40 minutes 30 seconds and run Southwest 92.26 feet along said right-of-way to the Point of Beginning:

Thence continue Last course 472.97 feet along said right-of-way to a point on the West line of the S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of said section 17, Thence turn Right 99 degrees 40 minutes 31 seconds and run North 179.41 feet along said $\frac{1}{4}$ - $\frac{1}{4}$ line, Thence turn right 51 degrees 47 minutes 04 seconds and run Northeast 400.00 feet, Thence turn Right 92 degrees 00 minutes 46 seconds and run Southeast 228.94 feet to the center of a concrete drive, Thence turn right 40 degrees 06 minutes 27 seconds and run Southwest 113.95 feet, Thence turn left 31 degrees 34 minutes 57 seconds and run Southeast 54.32 feet to the Point of Beginning.

ALSO: An easement for ingress, egress and utilities, 30 feet wide, 15 feet on each side of the following described centerline: Commence at the most Southerly corner of Lot 37 Deer Springs Estates, Third Addition as recorded in Map Book 6, Page 5 in the Office of the Judge of Probate of Shelby County, Alabama; said point being on the Northwest right-of-way of Houston Drive; Thence run Southwest along said Northwest right-of-way of Houston Drive (extended) a distance of 219.93 feet, Thence turn Left 89 degrees 29 minutes 25 seconds and run Southeast a distance of 60.00 feet to a point on the Southeast right-of-way of said Houston Drive (extended) Thence turn Left 90 degrees 30 minutes 35 seconds and run Northeast along said right-of-way of Houston Drive (extended) a distance 46.46 feet to the Point of Beginning of said centerline: thence turn right 150 degrees 36 minutes 56 seconds and run Southwest 60.18 feet, Thence turn right 36 degrees 02 minutes 10 seconds and run Southwest 94.19 feet, Thence turn right 13 degrees 55 minutes 14 seconds and run Southwest 108.45 feet, Thence turn left 15 degrees 24 minutes 09 seconds and run Southwest 177.00 feet to the end of said centerline.