

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:
JOEL KEITH WILSON
3964 SOUTH SHADY CREST RD.
BIRMINGHAM, AL.
35244

Inst # 2001-51865

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
BIBB COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Fifty four thousand four hundred ninety five and 00/100 Dollars (\$54,495.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, Conner Farmer and Harold L. Hall, Jr., both married men (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Joel Keith Wilson and Margaret Laura Wilson (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, together with every contingent remainder and right of reversion, the following described real estate, situated in Bibb County, Alabama, to-wit:

See Exhibit 'A' attached hereto and incorporated by reference herein for the property conveyed.

SUBJECT TO: (1) Taxes due in the year 2002 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by Grantor; (4) Rights of others to the use of the easements granted herein; and (5) The restrictions hereinafter set out.

RESTRICTIONS: The Property conveyed herein in fee simple shall only be used for residential purposes. No mobile homes, temporary dwellings or recreational vehicles used as dwellings are allowed. The Property may not be subdivided more than once. Prior to any subdivision, no more than two (2) residential dwellings shall be allowed on the Property. If subdivision occurs, each resulting parcel shall contain ^{no} more than ^{one} residential dwelling. Each residential dwelling located on any portion of the Property conveyed shall contain a minimum of 2000 square feet for a one level dwelling or 2200 square feet for a one and one-half or two story dwelling. These restrictions may be amended by unanimous consent of the Owner(s) of the Property conveyed herein and the Owners of the real property described on Exhibit 'B' attached hereto.

The property conveyed herein is not the homestead of either of the Grantors or their spouses.

\$46,300.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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, the undersigned have hereunto set their hands and seals, this the 21 day of NOVEMBER, 2001.

Conner Farmer
Harold L. Hall, Jr.

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Conner Farmer and Harold L. Hall, Jr., whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 21 day of November, 2001.

[Signature]
Notary Public

My Commission Expires: 3.1.02

EXHIBIT A
FARMER AND HALL
TO
WILSON

A parcel of land situated in the NW 1/4 of the SW 1/4 Section 11, Township 21 South, Range 5 West, Bibb County, Alabama, being more particularly described as follows:

Beginning at the SE corner of the NW 1/4 of the SW 1/4 of Section 11, Township 21 South, Range 5 West, Bibb County, Alabama, said point being the POINT OF BEGINNING; thence North 04 deg. 20 min. 29 sec. East along the east line of said 1/4-1/4 section, a distance of 571.92 feet to the centerline of Shades Creek; thence North 60 deg. 50 min. 22 sec. West along said centerline, a distance of 38.19 feet; thence South 81 deg. 36 min. 37 sec. West along said centerline, a distance of 62.76 feet; thence North 68 deg. 15 min. 43 sec. West along said centerline, a distance of 29.39 feet; thence North 31 deg. 20 min. 16 sec. West along said centerline, a distance of 42.86 feet; thence North 27 deg. 21 min. 56 sec. West along said centerline, a distance of 35.10 feet; thence North 11 deg. 19 min. 22 sec. West along said centerline, a distance of 32.20 feet; thence North 89 deg. 08 min. 01 sec. West and leaving said centerline, a distance of 200.97 feet; thence South 03 deg. 01 min. 03 sec. West, a distance of 338.39 feet; thence South 78 deg. 22 min. 45 sec. West, a distance of 271.23 feet; thence South 02 deg. 32 min. 32 sec. East, a distance of 248.79 feet to the south line of said 1/4-1/4 section; thence South 85 deg. 02 min. 11 sec. East along the south line of said 1/4-1/4 section, a distance of 599.83 feet to the point of beginning.

Together with a right of way 30 feet in width located in the NW corner of the SE 1/4 of the SW 1/4 of Section 11, Township 21 South, Range 5 West, Bibb County, Alabama, described as follows:

Commence at the NW corner of said 1/4-1/4 section and run East along the North boundary 30 feet to a point on the East margin of said right of way; thence turn 89 deg. 23 min. 29 sec. right and run South 102.11 feet to the intersection of the North right of way of Bibb County Highway No. 12, thence turn 90 deg. 36 min. 31 sec. right and run Westerly along said right of way 30 feet; thence turn 89 deg. 23 min. 29 sec. right and run North 102.11 feet to the point of beginning.

Also, together with an 80 foot right of way around the SW corner of said property for an ingress egress easement more particularly described as follows: as a Point of beginning start at the SW corner of the above NE 1/4 of the SW 1/4 and run East 80 feet along its south boundary; thence NW to a point of the west boundary of the NE 1/4 of the SW 1/4 North of its SW corner; thence South to the point of beginning.

EXHIBIT 'B'
FARMER AND HALL
TO
WILSON

Commence at the SE corner of the NW 1/4 of the SW 1/4 of Section 11, Township 21 South, Range 5 West, Bibb County, Alabama, thence N04°20'29"E along the east line of said 1/4-1/4 section, a distance of 571.92' to the centerline of Shades Creek; thence N60°50'22"W along said centerline, a distance of 38.19'; thence S81°36'37"W along said centerline, a distance of 62.76'; thence N68°15'43"W along said centerline, a distance of 29.39'; thence N31°20'16"W along said centerline, a distance of 42.86'; thence N27°21'56"W along said centerline, a distance of 35.10'; thence N11°19'22"W along said centerline, a distance of 32.20' to the POINT OF BEGINNING; thence continue along last described course a distance of 29.97'; thence N17°06'49"E along said centerline, a distance of 59.29'; thence N12°22'56"E along said centerline, a distance of 80.45'; thence N85°01'43"W and leaving said centerline, a distance of 1,173.09' to a point on the westerly line of said 1/4-1/4 section; thence S04°19'21"W along said westerly line of said 1/4-1/4 section, a distance of 843.35' to the SW corner of said 1/4-1/4 section; thence S85°02'11"E along the south line of said 1/4-1/4 section, a distance of 732.78'; thence N02°32'32"W and leaving said 1/4-1/4 line a distance of 248.79'; thence N78°22'45"E, a distance of 271.23'; thence N03°01'03"E, a distance of 338.39'; thence S89°08'01"E, a distance of 200.97' to the POINT OF BEGINNING.

Inst # 2001-51865

11/30/2001-51865
09:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 25.50