

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:
Joel D. Henderson and Karen N. Henderson
2120 Aaron Road
Pelham, Alabama 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two hundred thirty thousand and no/100 (\$230,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Ellis R. Smith and Ethel L. Smith, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Joel D. Henderson and Karen N. Henderson** (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.

\$184,000.00 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.

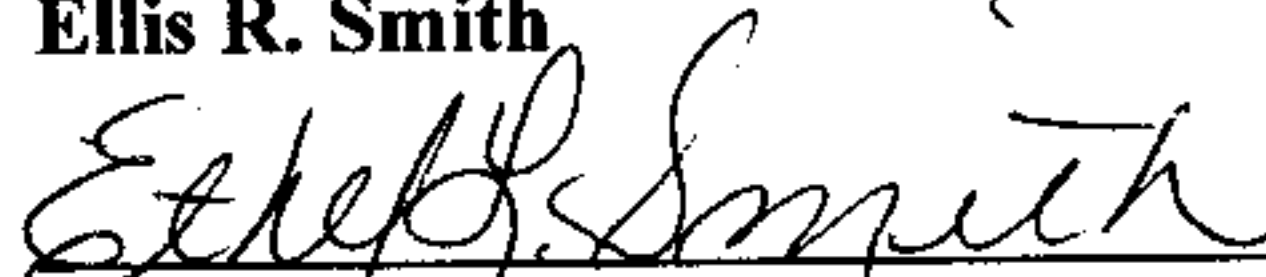
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that 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 21st day of November, 2001.

Witness

Witness

 (Seal)
Ellis R. Smith

 (Seal)
Ethel L. Smith

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Ellis R. Smith and Ethel L. Smith, husband and wife**, 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 21st day of November, 2001.



Notary Public
My Commission Expires: 02-25-05
12/04/2001-52464
09:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 60.00

Inst # 2001-52464

EXHIBIT "A"

Commence at the Southeast corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 3 West, run Westerly along the South boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 383.10 feet; thence turn an angle of 44 degrees 42 minutes 45 seconds to the right and run Northwesterly 108.18 feet; thence turn an angle of 77 degrees 34 minutes 00 seconds right and run Northeasterly 420.0 feet to the point of beginning of the land herein described; thence turn an angle of 90 degrees 00 minutes 00 seconds left and run Northwesterly a distance of 210.00 feet to a point on the southeasterly margin of Kristen Circle; thence turn 90 degrees 00 minutes 00 seconds right and run northeasterly along said margin of said Kristen Circle a distance of 194.50 feet to the P.C. (point of curvature/beginning point of curve) of a curve to the right having a central angle of 60 degrees 30 minutes 00 seconds and a radius of 70.74 feet; thence continue along the arc of said curve an arc distance of 74.70 feet to the P.T. (point of tangency/end of curve) of said curve; thence continue along the tangent of last described curve a tangent distance of 42.13 feet to the point of intersection of the south margin of said Kristen Circle and the west margin of Aaron Road; thence turn 93 degrees 45 minutes 15 seconds right and run southerly along said west margin of said Aaron Road a distance of 27.35 feet to the P.C. of a curve to the left having a central angle of 24 degrees 33 minutes 12 seconds and a radius of 503.32 feet; thence continue along the arc of said curve an arc distance of 215.65 feet to a point; thence turn 36 degrees 38 minutes 00 seconds right from chord and run southwesterly a distance of 82.32 feet to the point of beginning; being situated in Shelby County, Alabama.

This land being a part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama.

Mineral and mining rights excepted.

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