

# DEED

Warranty Deed, Jointly for Life with remainder to Survivor

State of Alabama )  
Shelby County ) KNOW ALL MEN BY THESE PRESENTS,

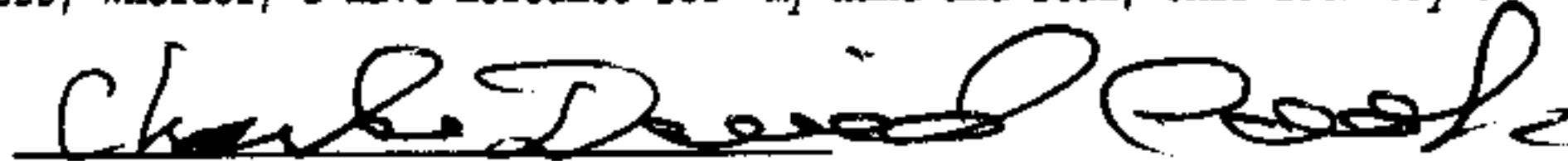
That in consideration of \$71,264.90 Dollars and other valuable considerations to the undersigned grantor paid in hand by the GRANTEES herein, the receipt whereof is acknowledged, I, Charles David Cook, a married man, (herein referred to as grantor) do grant, bargain, sell and convey unto Frank J. Flow and his wife, Cheryl L. Flow (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 Attachment "A"

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as foresaid; that I will and my 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.

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 the heirs and assigns of such survivor forever. Subject, however, to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land, encroachments or other matters or defects shown by a survey of said property, together with all and singular the tenements, hereditaments, rights, members, privileges and appurtenances thereunto belonging, or in any way appertaining, to have and to hold to said grantee and to his heirs and assigns forever, together with every contingent remainder and right of reversion. No portion of the conveyance is part of the homestead of the grantor.

In Witness, Whereof, I have hereunto set my hand and seal, this 13th day of December 2001.



I, the undersigned authority in and for said County and State, do hereby certify that Charles David Cook whose name is signed to the foregoing instrument, who is known to me, acknowledged before me on this day, that being informed of the contents of this instrument he executed the same voluntarily the day the same bears date.

Given under my hand this, the 13th day of December 2001.



Notary Public

my commission expires

Notary Public, Alabama State at Large  
My Commission Expires Sept. 25, 2005

This Instrument prepared by Charles David Cook  
Scottsboro, Al 35768

NO MOBILE HOMES ,OR PREFABRICATED,OR MODULAR HOMES WILL BE ALLOWED  
ON THIS PROPERTY,

Inst # 2002-01456

01/08/2002-01456  
03:22 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MEL 88.50

Inst # 2002-01456



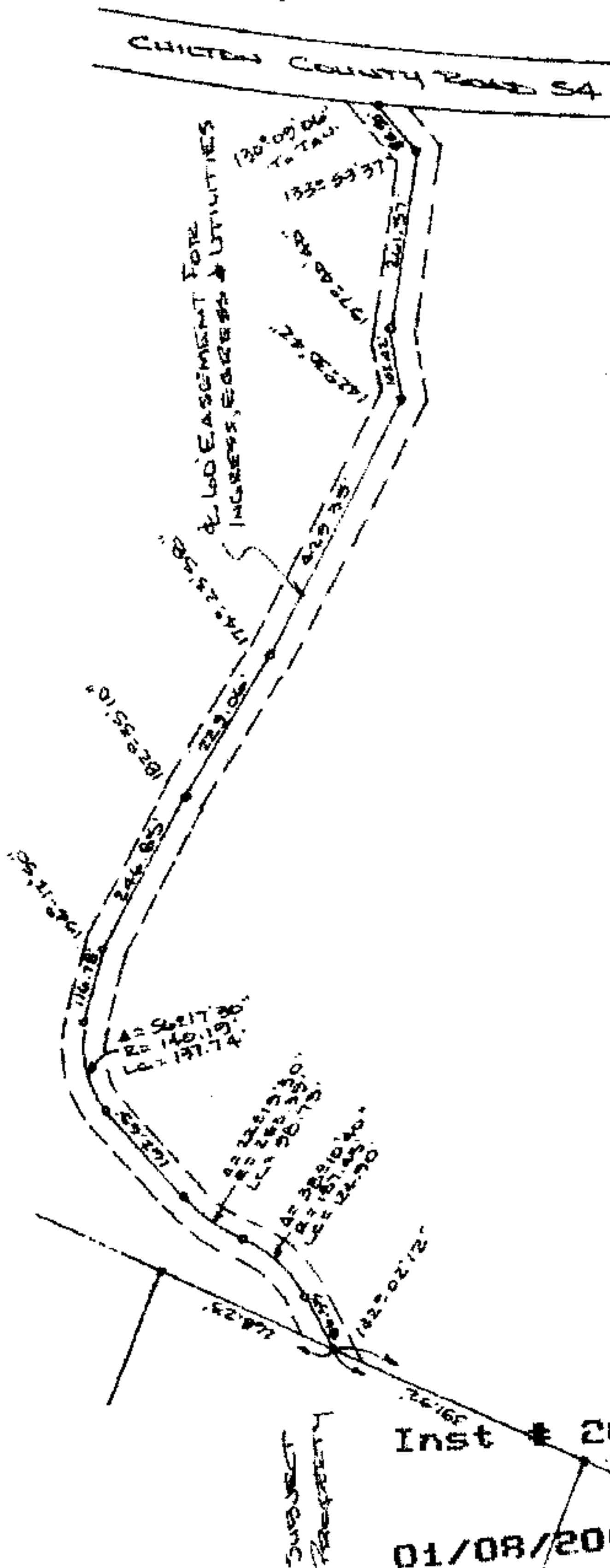
Begin at the Northeast corner of the Southwest  $\frac{1}{4}$  of Section 11, Township 24 North, Range 12 East; thence run West along the North line of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  for 669.72'; thence turn an angle to the left of 93° 44' 57" and run South for 1336.34'; thence turn an angle to the left of 86° 15' 13" and run East for 391.92'; thence turn an angle to the right of 0° 38' 15" and run East for 268.23'; thence turn an angle to the left of 93° 57' 59" and run North along the East line of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  for 1338.70' to the point of beginning. Contains 20.3614 Acres.

I Steven H. Gay, a Registered Professional Land Surveyor do hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the minimum technical standards for the practice of Land Surveying in the State of Alabama.

Date: OCTOBER 16, 2000  
 COLLECTED RANGE# No.  
 1-7-2002

Steven H. Gay

STEVE GAY SURVEYING  
8384 Co. Rd. 81  
Clanton, AL 36048  
783-8448



**EASEMENT FOR INGRESS, EGRESS & UTILITIES:**  
 Commence at the Northwest corner of the Northeast 1/4 of Section 14, Township 24 North, Range 12 East; thence run East along the North line of Section 14 for 1055.59' to the point of beginning of the centerline of a 60' Easement; thence turn an angle to the right of 37° 57' 48" and run Southeast for 86.33' to the point of commencement of a curve to the left having a central angle of 38° 10' 40" and a radius of 187.45'; thence run along the arc of said curve SE'ly for 124.90' to the point of commencement of a curve to the right having a central angle of 22° 19' 91" and a radius of 253.39'; thence run along the arc of said curve SE'ly for 98.73'; thence run along the tangent if extended to said curve for 162.65' to the point of commencement of a curve to the right having a central angle of 56° 17' 30" and a radius of 140.19'; thence run along the arc of said curve SE'ly for 137.74'; thence run along the tangent if extended to said curve for 116.78'; thence turn an angle to the right of 14° 12' 50" and run Southerly for 246.85'; thence turn an angle to the right of 02° 35' 10" and run SW'ly for 229.06'; thence turn an angle to the left of 05° 36' 02" and run SW'ly for 429.35'; thence turn an angle to the left of 37° 29' 18" and run SE'ly for 102.02'; thence turn an angle to the right of 17° 40' 40" and run SE'ly for 261.57'; thence turn an angle to the left of 48° 06' 23" and run SE'ly for 84.90' to a point on the North R/W of Chilton County Road 54 and the end of said easement.

STATE OF ALABAMA  
 CHILTON, COUNTY

I, Steven H. Gay, a Registered Professional Land Surveyor do hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the minimum technical standards for the practice of Land Surveying in the State of Alabama.

Date: January 7, 2002  
 Steven H. Gay, Reg. No. 17522

STEVE GAY SURVEYING  
 8384 Co. Rd. 81  
 Clanton, AL 35046  
 755-6446

SCALE: 1"=200'

Inst # 2002-01456  
 01/08/2002-01456  
 03:22 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 003 MEL 88.50