

John R. Holliman
2491 Pelham Pkwy
Pelham, Al 35124

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

Sales Price \$345,000.00

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Barry S. Jeffery and Margaret Jeffery, a married couple (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto James A. Holliman and John R. Holliman, (hereinafter referred to as GRANTEES), AN UNDIVIDED (50%) FIFTY PERCENT INTEREST 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 the County of Shelby and State of Alabama, to-wit:

See attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Send Tax Notice to:
James A. Holliman
2491 Pelham Pkwy
Pelham, Al 35124

\$250,000.00 was paid from a mortgage recorded herewith.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns 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, I has hereunto set my hand and seal on this the 11th day of August, 2003.

✓ Barry S. Jeffery
Barry S. Jeffery
✓ Margaret Jeffery
Margaret Jeffery

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Barry S. Jeffery and Margaret Jeffery, a married couple, whose name is signed to the foregoing conveyance, and who is known to me, with full authority 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 the 11th day of August, 2003.

Cathie M. Scott
Notary Public

My Commission Expires:

7-28-06

Exhibit A

Parcel I:

From an existing 1 inch crimp iron pin being the locally accepted Southeast corner of said of Southwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ run in a Westerly direction along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ section for a distance of 645.53 feet to an existing iron rebar set by Laurence D. Weygand and being the point of beginning; thence continue in a Westerly direction along last mentioned course for a distance of 192.46 feet to an existing 1 inch crimp iron pin being on the East right of way line of U. S. Highway No. 31; thence turn an angle to the right of 115 degrees 17 minutes and run in a Northeasterly direction along the East right of way line of said U. S. Highway No. 31 for a distance of 280.84 feet to an existing iron rebar marking a point of intersection with the Southerly right of way line of Meadowview Lane right of way being curved and said curve being concaved in a Northerly direction having a central angle of 24 degrees 04 minutes 55 seconds and radius 261.0 feet thence turn an angle to the right (78 degrees 14 minutes 11 seconds to the chord of said curve) and run in an Easterly direction along the South right of way line of said Meadowview Lane for a distance of 109.70 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right (80 degrees 40 minutes 07 seconds from the chord of last mentioned curve) and run in a Southerly direction 184.42 more or less to the point of beginning.

Parcel II:

From an existing 1 inch crimp iron pin being the locally accepted SE corner of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ run in a Westerly direction along the south line of said $\frac{1}{4}$ $\frac{1}{4}$ section for distance of 539.49 feet to an existing 1 inch crimp iron pin and being the point of beginning; thence continue in a westerly direction along the south line of $\frac{1}{4}$ $\frac{1}{4}$ section for distance of 106.04 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 93 degrees 47 minutes 12 seconds and run in a northerly direction for a distance of 184.42 feet for a distance of 184.42 feet to an existing iron rebar set by Laurence D. Weygand and being on the south right of way line of Meadowview Lane, said right of way line being on a curve, said curve being concave in a northerly direction and having a central angle of 12 degrees 1 minutes 58 seconds and a radius of 261.0 feet; thence turn an angle to the right (81 degrees 16 minutes 26 feet to the chord of said curve) and run in an easterly and northeasterly direction along the arc of said curve for a distance of 54.81 feet to an existing # 3 iron rebar; thence turn an angle to the right (83 degrees 09 minutes 45 seconds from the chord of last mentioned curve) and run in a southerly direction for a distance of 192.78 feet, more or less to the point of beginning.