

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:
Scot O. Irvine and Connie C. Irvine
402 Highway 42
Calera, Alabama 35040

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two hundred twenty thousand and no/100 (\$220,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Delmon F. Young, Jr. and Linda C. Young, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Scot O. Irvine and Connie C. Irvine** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

\$200,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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

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 27th day of February, 2004.

Witness

Delmon F. Young, Jr.

Witness

Linda C. Young

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Delmon F. Young, Jr. and Linda C. Young, 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 27th day of February, 2004.

Notary Public

My Commission Expires: 02-25-05

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel No. 1, according to the Survey of Williamson Subdivision as recorded in Map Book 16, Page 56, in the Probate Office of Shelby County, Alabama, more particularly described as follows: For a point of beginning commence at the Southwest corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama, proceed North along the West boundary of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 65.34 feet; thence turn $73^{\circ} 08'$ right and proceed Northeasterly a distance of 1867.02 feet to a point on the Southwesterly boundary of County Highway #42 (R/W - 80'); thence $61^{\circ} 14'$ right and proceed Southeasterly for a chord distance of 117.0 feet to a point on said right of way line of said road; and being on the accepted East boundary of the W $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 3; thence turn $43^{\circ} 07'$ right and proceed Southerly along the accepted east boundary of said W $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 525.0 feet to the Southeast corner of said W $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence turn $92^{\circ} 30'$ right and proceed Westerly along the south boundary of said W $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ and the South boundary of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 1893.35 feet to the point of beginning. The above described property is located in the W $\frac{1}{2}$ - NW $\frac{1}{4}$ - NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ - NW $\frac{1}{4}$ of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama.