



20040510000244800 Pg 1/3 21.00
Shelby Cnty Judge of Probate, AL
05/10/2004 12:53:00 FILED/CERTIFIED

Send Tax Notice To: David Ethridge and
Jolene G. Ethridge
153 Big Oak Drive
Maylene, Alabama 35114

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINED TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TWO HUNDRED ONE THOUSAND SEVEN HUNDRED NINETY AND 00/100 (\$ 201,790.00) DOLLARS, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, SHERMAN HOLLAND, JR., A MARRIED MAN, herein referred to as Grantor, do hereby grant, bargain, sell and convey unto DAVID ETHRIDGE AND JOLENE G. ETHRIDGE, herein referred to as Grantees, as joint tenants, with right of survivorship, the following described real property situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A", HERETO ATTACHED AND MADE A PART HEREOF
THE SAME AS IF FULLY SET OUT HEREIN, FOR A FULL AND
COMPLETE DESCRIPTION OF THE PROPERTY HEREBY CONVEYED.

THE PROPERTY HEREBY CONVEYED IS NOT NOW, NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR, HIS SPOUSE OR ANY MEMBER OF HIS FAMILY.

\$ 198,000.00 OF THE CONSIDERATION RECITED HEREIN IS BEING PAID BY THE EXECUTION OF A MORTGAGE ON THE PROPERTY HEREIN DESCRIBED OF EVEN DATE HERewith, THE PROCEEDS OF WHICH ARE BEING USED TO PAY THE PURCHASE PRICE ON THE PROPERTY HEREIN DESCRIBED.

TO HAVE AND TO HOLD Unto the said Grantees as joint tenants, with the right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 do for myself and for my heirs, executors and administrators covenant with the 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 aforesaid; that I will and my 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, I have hereunto set my hand and seal, this
28th day of October, 2003.

Sherman Holland, Jr. (SEAL)
Sherman Holland, Jr.

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in
said State, hereby certify that Sherman Holland, Jr., whose name is
signed to the foregoing conveyance, and who is known to me,
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 28th day of
October, 2003.

John Burdette Bates
Notary Public

This instrument was prepared by:

John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

EXHIBIT "A"

Commence at the NW Corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 17, Township 21 South, Range 2 West, said point being the POINT OF BEGINNING; thence North 87 degrees, 53 minutes, 29 seconds East a distance of 1,308.71 feet to the NE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 17; thence North 86 degrees, 33 minutes, 59 seconds East a distance of 483.72 feet to the point of curve of a non tangent curve to the right having a radius of 535.58 feet, a central angle of 12 degrees, 28 minutes, 28 seconds and subtended by a chord which bears South 23 degrees, 35 minutes, 52 seconds West, a chord distance of 116.38 feet; thence along arc of said curve a distance of 116.51 feet; thence South 29 degrees, 50 minutes, 06 seconds West, a distance of 102.01 feet to a point of curve to the left having a radius of 1,277.34 feet, a central angle of 13 degrees, 44 minutes, 38 seconds and subtended by a chord which bears South 22 degrees, 57 minutes, 47 seconds West a chord distance of 305.67 feet; thence along the arc of said curve a distance of 306.41 feet; thence South 16 degrees, 05 minutes, 28 seconds West, a distance of 23.31 feet to a point of curve to the left having a radius of 1,027.34 feet, a central angle of 08 degrees, 07 minutes, 30 seconds and subtended by a chord which bears South 12 degrees, 01 minute, 42 seconds West a chord distance of 145.56 feet; thence along arc of said curve a distance of 145.69 feet; thence West, a distance of 164.53 feet; thence South 81 degrees, 03 minutes, 15 seconds West, a distance of 31.93 feet; thence South 69 degrees, 18 minutes, 09 seconds West, a distance of 34.80 feet; thence South 58 degrees, 21 minutes, 17 seconds West, a distance of 58.12 feet; thence South 51 degrees, 36 minutes, 40 seconds West a distance of 51.65 feet; thence South 64 degrees, 56 minutes, 03 seconds West a distance of 16.64 feet; thence South 87 degrees, 14 minutes, 31 seconds West, a distance of 19.73 feet; thence North 64 degrees, 33 minutes, 53 seconds West, a distance of 19.78 feet; thence North 44 degrees, 50 minutes, 37 seconds West, a distance of 119.25 feet; thence South 84 degrees, 15 minutes, 16 seconds West a distance of 1,058.04 feet; thence North 02 degrees, 32 minutes, 03 seconds West a distance of 665.52 feet to the POINT OF BEGINNING.

Situated in Shelby County, Alabama.

Subject to: 1. Taxes or special assessments which are not shown as liens by public records. 2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including but not limited to gas, oil, sand and gravel in, on and under subject property. 3. General and special taxes or assessments for 2004 and subsequent years not yet due and payable. 4. Transmission line permit to Alabama Power Company as recorded in Deed Book 119, Page 254 and Deed Book 160, Page 415 in Probate Office. 5. Right of Way to Shelby County as recorded in Deed Book 156, Page 549, in Probate Office. 6. Rights of other parties in and to the use of easement as reserved in deed recorded in Deed Book 325, Page 477, in Probate Office. 7. Reservation of 10 foot easement for water, gas and other utilities as reserved in deed recorded in Deed Book 293, Page 92, in Probate Office. 8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury for damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 24, Page 124 and Deed Book 98, Page 29, in Probate Office. 9. Transmission line permit to Alabama Power Company as recorded in Deed Book 101, Page 125; Deed Book 101, Page 126; Deed Book 101, Page 127; Deed Book 130, Page 185; Deed Book 113, Page 17; Deed Book 117, Page 125; Deed Book 130, Page 215; Deed Book 138, Page 155 and Deed Book 138, Page 198, in Probate Office. 10. Easement to South Central Bell as recorded in Deed Book 336, Page 238, in Probate Office. 11. Right of Way to Shelby County as recorded in Deed Book 296, Page 17, in Probate Office. 12. All other matters of public record.