

SEND TAX NOTICE TO: JEFFREY M. BROADHEAD  
150 DEPOT STREET  
MONTEVALLO, ALABAMA 35115

## WARRANTY DEED

### WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:  
COUNTY OF SHELBY:

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of \$130,900.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **LINDA J. PEAUVY WILLIAMS, AN UNMARRIED WOMAN**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **JEFFREY M. BROADHEAD and DIANE L. STANTON - BROADHEAD, HUSBAND AND WIFE**, (herein referred to as GRANTEE(S) 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.

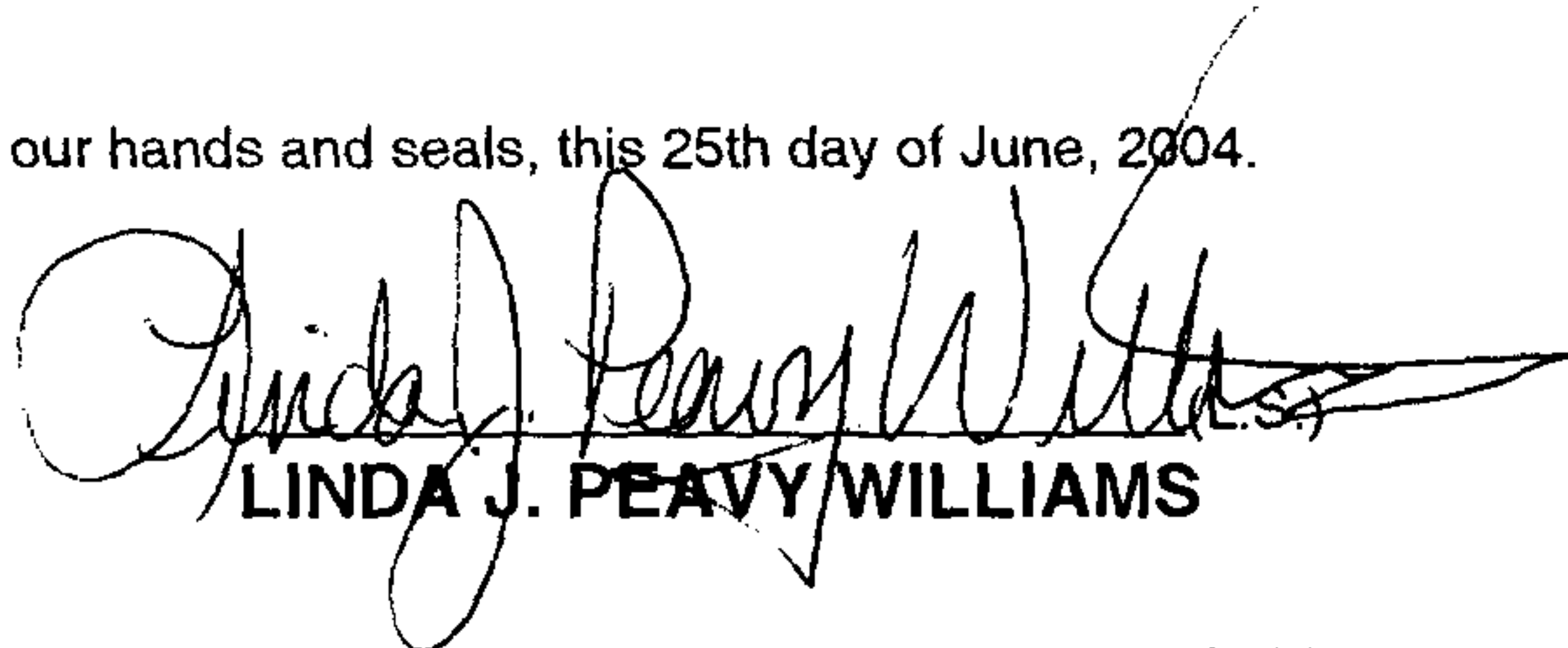
\$156,299.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

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 to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself(ourselves) and for my(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 25th day of June, 2004.

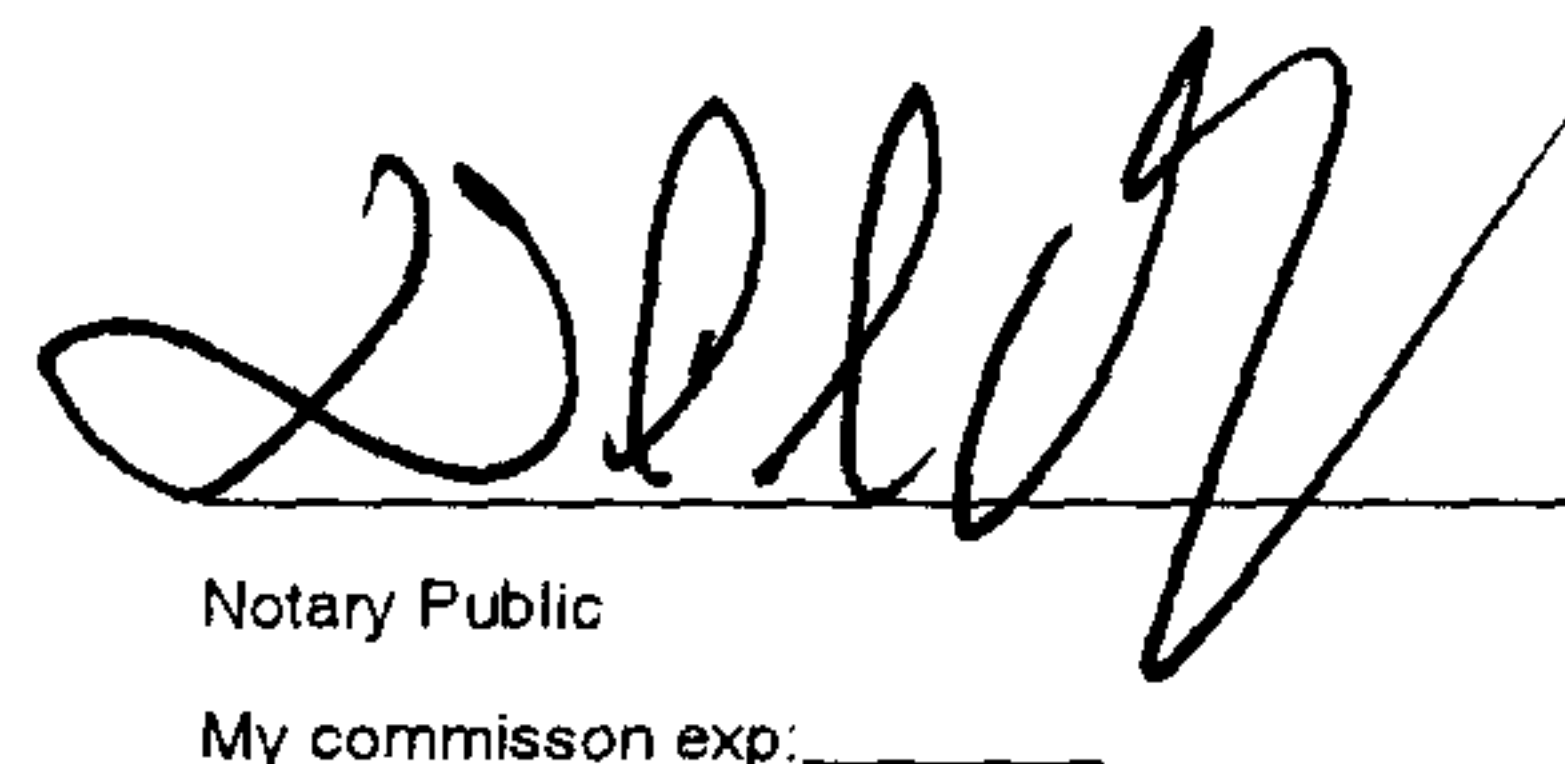
  
LINDA J. PEAUVY WILLIAMS

(L.S.)

THE STATE OF ALABAMA:  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that LINDA J. PEAUVY WILLIAMS and , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 25th day of June, 2004.

  
Notary Public  
My commission exp: \_\_\_\_\_

Prepared by:  
CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
3800 COLONNADE PARKWAY, SUITE 630  
BIRMINGHAM, AL 35243

DAVID S. SNODDY  
MY COMMISSION EXPIRES 6/18/06

**EXHIBIT "A"**

From the SE corner of the SE 1/4 of NE 1/4 of Section 8, Township 24 North, Range 12 East, run West along the South boundary of said 1/4-1/4 Section a distance of 231.31 feet; thence right 32 deg. 30 min. a distance of 390.31 feet to a point on the westerly right of way line of Church Street, said point being the most Easterly corner of Lot B, Dahl Survey and said point being the point of beginning; thence continue in a straight line a distance of 264.13 feet; thence right 86 deg. 51 min. a distance of 160 feet; thence left 86 deg. 10 min. a distance of 810.53 feet to the Easterly ROW line of Depot Street; thence left 139 deg. 21 min. a distance of 121.55 feet; thence right 13 deg. 31 min. a distance of 126.68 feet; thence right 05 deg. 04 min. a distance of 123.89 feet; thence left 05 deg. 10 min. a distance of 53.68 feet; thence left 14 deg. 51 min. a distance of 35.34 feet; thence left 24 deg. 22 min. a distance of 48.47 feet; thence left 11 deg. 14 min. a distance of 38.14 feet; thence left 04 deg 31 min. a distance of 720.23 feet to the aforementioned Westerly ROW line of Church Street; thence left 91 deg. 10 min. a distance of 211.20 feet to the point of beginning;