


John R. Holliman
2491 Pelham Parkway
Pelham, Alabama 35124


20040923000525260 Pg 1/3 26.00
Shelby Cnty Judge of Probate, AL
09/23/2004 11:02:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

Sales price:\$89,000.00

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 GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Linda Ingram, Charles Harpst, Jr. and Linda F. Ingram, as Conservator of the Estate of Euline Harpst, Case No. PR-2004-000138 (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Stephen Corey Nolen and Erin Elizabeth Nolen, husband and wife, (hereinafter 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, 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 Exhibit "A"

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:
Stephen Corey Nolen

311 ROLLING MILL STREET
HELONA, Alabama 35080

\$80,100.00 was paid from a first 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 GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are 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 GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their 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, we have hereunto set our hands and seals on this the 20 day of SEPTEMBER, 2004.

Linda Ingram
Linda Ingram

Charles Harpst, Jr. by Linda Ingram
Charles Harpst, Jr. by Linda
Ingram, as attorney-in-fact

Linda F. Ingram
Linda F. Ingram, as Conservator
of the Estate of Euline Harpst,
Case No. PR-2004-000138

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a **notary public** in and for said county in said state, hereby certify that **Linda Ingram**, Charles Harpst, Jr. by Linda Ingram, in her capacity with full authority as attorney-in-fact and Linda F. Ingram, as Conservator of the Estate of Euline Harpst, Case No. PR-2004-000138 whose names 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of SEPTEMBER, 2004.

Notary Public

My Commission Expires:

08 29 04

Exhibit "A"

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF SW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE RUN NORTH ALONG THE WEST LINE OF SAID 1/4 1/4 SECTION FOR A DISTANCE OF 1059.80 FEET; THENCE TURN RIGHT AN ANGLE OF 94 DEGREES 35 MINUTES FOR A DISTANCE OF 687.0 FEET TO THE WEST LINE OF ROLLING MILL STREET; THENCE TURN RIGHT AN ANGLE OF 88 DEGREES 28 MINUTES AND RUN ALONG WEST LINE OF ROLLING MILL STREET FOR A DISTANCE OF 133.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN THE SAME DIRECTION RUNNING ALONG WEST SIDE OF STREET FOR A DISTANCE OF 127.83 FEET (OLD DEED SHOWS 128.15 FEET); THENCE TURN RIGHT AN ANGLE OF 90 DEGREES 26 MINUTES 12 SECONDS (OLD DEED SHOWS 90 DEGREES 23 MINUTES) FOR A DISTANCE OF 162.92 FEET (OLD DEED SHOWS 162.92 FEET); THENCE TURN RIGHT AN ANGLE OF 93 DEGREES 14 MINUTES 54 SECONDS (OLD DEED SHOWS 93 DEGREES 19 MINUTES) FOR A DISTANCE OF 137.53 FEET; THENCE TURN RIGHT AN ANGLE OF 90 DEGREES 16 MINUTES 28 SECONDS (OLD DEED SHOWS 90 DEGREES 04 MINUTES) FOR A DISTANCE OF 154.32 FEET TO THE POINT OF BEGINNING. SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.