



**Send Tax Notice To: Phillip D. Rachels and  
Diane S. Rachels  
P. O. Box 56  
Montevallo, Alabama 35115**

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of THREE HUNDRED THOUSAND AND 00/100 (\$ 300,000.00) 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 grant, bargain, sell and convey unto PHILLIP D. RACHELS AND WIFE, DIANE S. RACHELS, herein referred to as Grantees, the following described real property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in Section 27, Township 22 South, Range 3 West, more particularly described in Exhibit "A", hereto attached and made a part hereof the same as if fully set out herein for a full description of the property herein conveyed.

Subject to: 1. General and special taxes or assessments for the Year 2005 and subsequent years not yet due and payable. 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 the subject property. 3. Easement to The Water Works and Sewer Board of the City of Montevallo as recorded in Instrument #20021119000577120 and Instrument #2002-16226. 4. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 121, Page 254 and Deed Book 133, Page 493.

THE PROPERTY DESCRIBED HEREIN IS NOT NOW, NOR HAS IT EVER BEEN PART OF THE HOMESTEAD OF THE GRANTOR, HIS WIFE OR ANY MEMBER OF HIS FAMILY.

ALL OF THE CONSIDERATION RECITED HEREIN IS BEING PAID BY THE EXECUTION OF A PURCHASE MONEY FIRST MORTGAGE OF EVEN DATE HERewith.

TO HAVE AND TO HOLD Unto 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 the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

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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 the 30th day of December, 2004.

 (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., a married man, 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 30th day of December, 2004.

  
Notary Public

This instrument was prepared by:  
John Burdette Bates, Attorney at Law  
#10 Office Park Circle, Suite 122  
Birmingham, Alabama 35223



**EXHIBIT "A"**

**A parcel of land situated in Section 27, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:**

**Commence at the Northwest corner of said Section 27; thence run South 88 degrees 54 minutes 12 seconds East along the said North line for a distance of 1864.37 feet to the point of beginning; thence continue along the said North line for a distance of 299.43 feet; thence departing said North line run South 25 degrees 06 minutes 32 seconds West for a distance of 166.53 feet; thence run South 39 degrees 13 minutes 25 seconds West for a distance of 115.89 feet; thence run South 46 degrees 41 minutes 32 seconds West for a distance of 144.35 feet; thence run North 59 degrees 51 minutes 54 seconds West for a distance of 59.39 feet to a point on a non-tangent curve to the left having a radius of 105.00 feet, a central angle of 132 degrees 32 minutes 14 seconds, and subtended by a chord which bears North 73 degrees 30 minutes 05 seconds West, a chord distance of 192.24 feet; thence along the arc of said curve for an arc distance of 242.89 feet; thence run North 49 degrees 46 minutes 12 seconds West for a distance of 10.17 feet; thence run North 40 degrees 13 minutes 48 seconds East for a distance of 44.33 feet; thence run North 36 degrees 42 minutes 51 seconds East for a distance of 275.05 feet to the point of beginning.**

**Situated in Shelby County, Alabama.**