## 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:
Price Hightower and Brett Winford
PO Box 1928
Pelham, Alabama 35124

## STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred twenty three** thousand and no/100 (\$123,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **David Bryant Reynolds and** Cindy R. Reynolds, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Price Hightower and Brett Winford** (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.

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 28th day of February, 2005.

David Bryant Reynolds

Cindy R. Reynolds

## STATE OF ALABAMA COUNTY OF SHELBY

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that David Bryant Reynolds and Cindy R. Reynolds, 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 28th day of February, 2005.

Notary Public

My Commission Expires: 02-25-09

20050317000119290 2/2 \$137.00 Shelby Cnty Judge of Probate, AL 03/17/2005 07:56:52AM FILED/CERT

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## EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land located in Section 5, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Northwest corner of the SW ¼ of the NW ¼ of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence Easterly along the North line of said quarter-quarter Section a distance of 527.98' to a steel pin corner on the west margin of Shelby County Highway No. 12; thence turn an angle of 86 degrees 12 minutes 44 seconds to the right and run Southerly along said margin of said Highway a distance of 200.09' to a steel pin corner; thence turn 93 degrees 14 minutes 31 seconds to the right and run Westerly a distance of 525.41' to a steel pin corner on the west line of said SW ¼ of the NW ¼ of said Section 5; thence turn 86 degrees 07 minutes 52 seconds to the right and run Northerly along said West line of said quarter-quarter Section a distance of 205.27' to the point of beginning.