

20050808000404210 1/2 \$132.00
Shelby Cnty Judge of Probate, AL
08/08/2005 12:39:14PM FILED/CERT

This instrument was prepared by:

William R. Justice
P.O. Box 1144 Columbiana, Alabama 35051

Grantees' address:
244 Camellia Drive
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighteen Thousand and no/100 DOLLARS (\$118,000.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, the undersigned Mary Hedrick, married (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Darryl Todd Eastman and Rebecca Lynn Eastman (herein referred to as GRANTEEES) 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 SHELBY County, Alabama to-wit:

PARCEL 1:

Commence at the Southeast corner of the SW1/4 of the SE1/4 of Section 26, T-19-S, R-1-W, thence run along the East line of said 1/4 1/4 Section a distance of 30.00 feet to the point of beginning, thence continue North along the East line of said 1/4 1/4 Section, to a distance of 189.50 feet, thence turn an angle of 115 deg. 50 min. 25 sec. to the left and run a distance of 119.41 feet, thence turn an angle of 72 deg. 55 min. 49 sec. to the left and run a distance of 83.94 feet, thence turn an angle of 90 deg. 00 min. to the right and run a distance of 12.00 feet, thence turn an angle of 90 deg. 00 min. to the left and run a distance of 12.00 feet, thence turn an angle of 90 deg. 00 min. to the left and run a distance of 12.00 feet, thence turn an angle of 90 deg. 00 min. to the right and run a distance of 45.00 feet, thence turn an angle of 82 deg. 27 min. 17 sec. to the left and run a distance of 86.00 feet, to the point of beginning. Situated in the SW1/4 of SE1/4 of Sec. 26, T-19-S, R-1-W, Shelby County, Alabama.

PARCEL 2:

Surface rights only to the following described parcel of land containing 3.00 acres and located in the SE 1/4 of the SE 1/4 of Section 26, Township 19 South, Range 1 West, said lot described as follows: Commence at the Southwest corner of said 1/4 1/4 Section, thence run North along the West 1/4-1/4 line 6.02 feet to the point of beginning, thence continue last course 361.98 feet, thence turn right 57 deg. 29 min. 15 sec. and run Northeast 174.75 feet to a point on the southwest right-of-way of Williamson Road on a clockwise curve having a delta angle of 30 deg. 34 min. 00



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sec. and a radius of 783.14 feet, thence run along the arc of said curve 417.80 feet, thence continue tangent to said curve 95.90 feet, thence turn right 105 deg. 11 min. 28 sec. and run west 403.41 feet to the point of beginning.

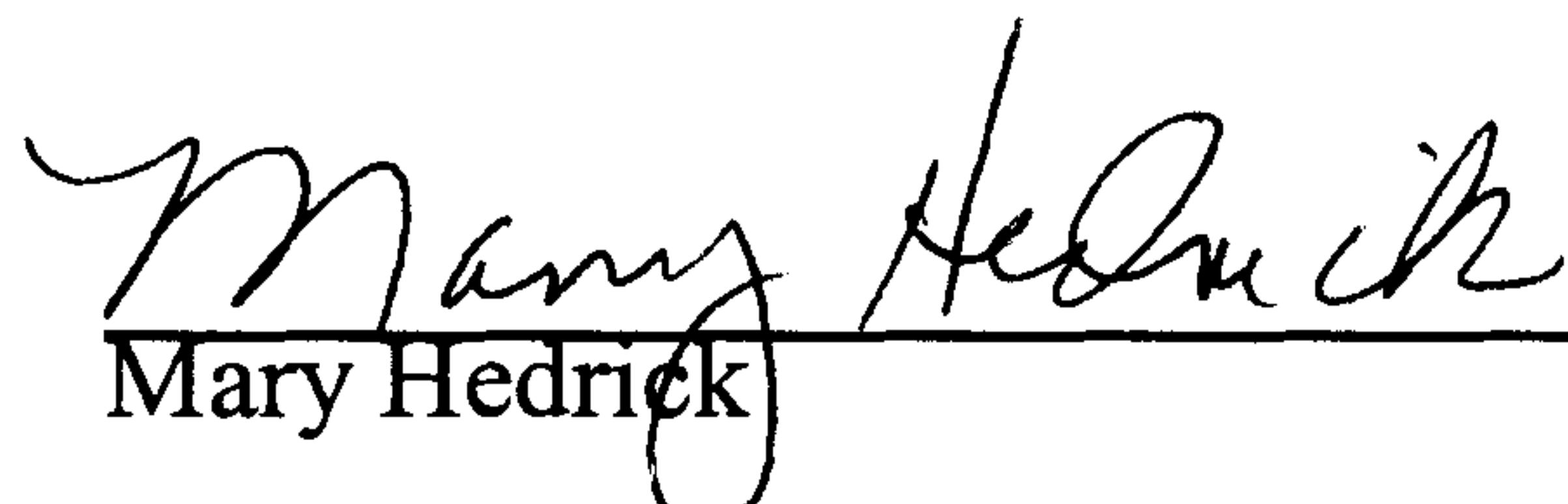
Subject to restrictions, conditions, reservations, exceptions, rights of way, easements, and encumbrances of record, including those contained in documents recorded in Deed Book 273, Page 27, and Real Book 64, Page 962, in the Probate Office of Shelby County, Alabama.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 29th day of July, 2005.



Mary Hedrick

Shelby County, AL 08/08/2005
State of Alabama

Deed Tax: \$118.00

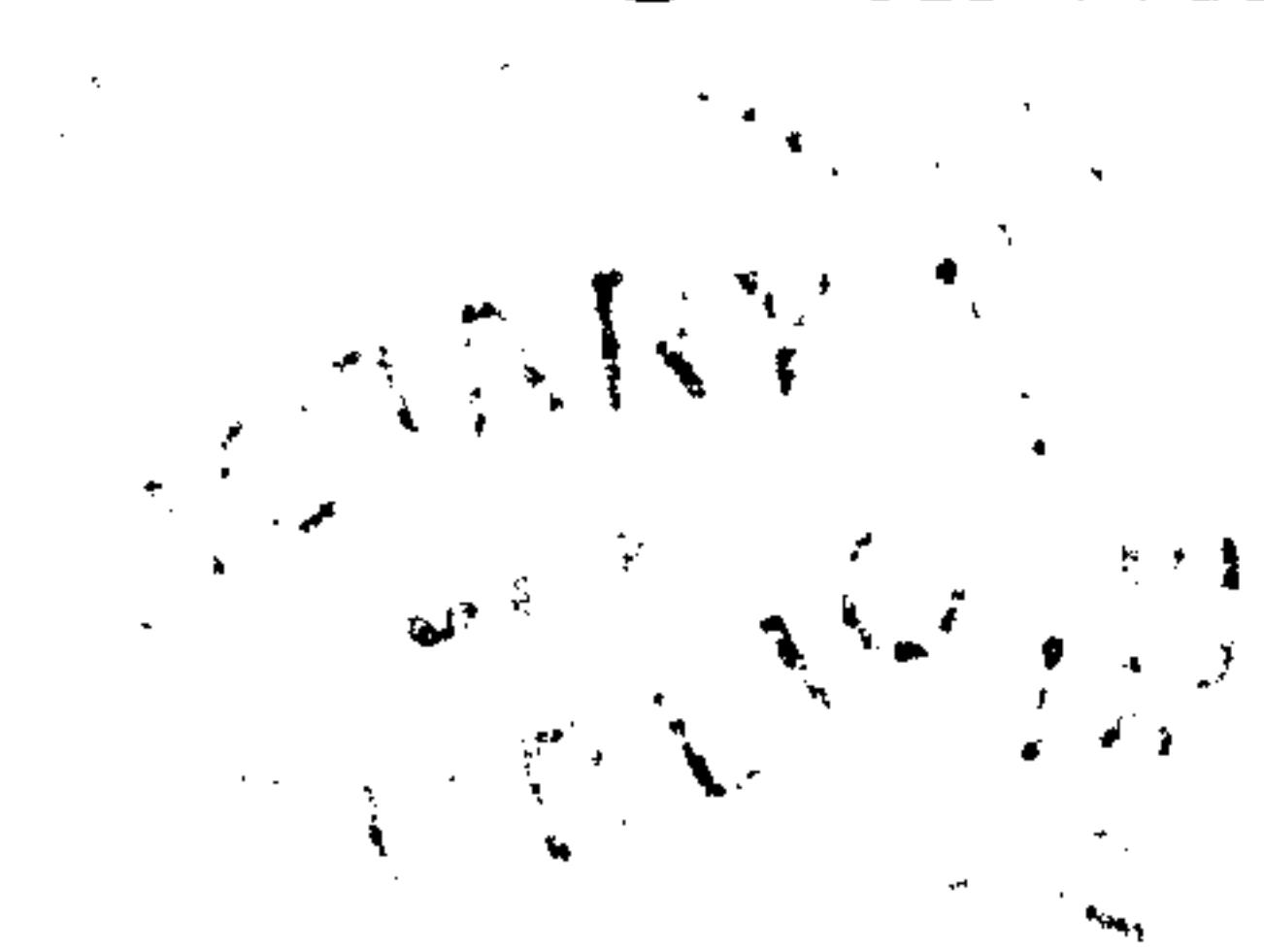
STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Hedrick, married, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of July, 2005.



Julian R. Justice

Notary Public