This instrument was prepared by Mitchell A. Spears Attorney at Law P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102 205/665-5076 Send Tax Notice to:

Dorothy L. Stephens (Name) (Address) P.O. Box 194

Montevallo, AL 35115

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND TWENTY FIVE THOUSAND DOLLARS AND 00/100 (\$125,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

HILDEGARD POLK, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

20060421000188220 1/2 \$140.00 Shelby Cnty Judge of Probate, AL 04/21/2006 01:52:44PM FILED/CERT

DOROTHY L. STEPHENS and DEBORAH S. MCLEMORE and CHARLOTTE CONWELL

(herein 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, the following described real estate situated in SHELBY County, Alabama to-wit:

Commence at the Northeast corner of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, and run thence South 84 degrees 22 minutes 00 seconds West along the North line of said Section a distance of 2,705.70 feet to a point; thence run South 27 degrees 23 minutes 00 seconds West a distance of 277.38 feet to a found steel corner and the point of beginning of the property being described; thence run South 38 degrees 39 minutes 00 seconds West along the Southeasterly margin of Alabama Highway No. 25 a distance of 292.25 feet to a found steel corner; thence run South 30 degrees 45 minutes 00 seconds East a distance of 443.72 feet to a set steel rebar corner; thence run North 63 degrees 38 minutes 48 seconds East a distance of 425.99 feet to a set steel rebar corner; thence run North 32 degrees 03 minutes 03 seconds West a distance of 288.66 feet to a set steel rebar corner on the Southerly margin of Rogers Avenue in the Town of Wilton, Alabama; thence run North 57 degrees 12 minutes 21 seconds West along the said Southerly margin of said Rogers Avenue, a distance of 324.61 feet to the point of beginning

SUBJECT TO:

- Taxes for 2006 and subsequent years. 2006 ad valorem taxes are a lien but not due and payable until October 1, 2006.
- Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- Rights of others in and to the use of the gravel drive as shown on the survey of Joseph E. Conn, Jr., RLS #9049, dated October 25, 2005.

HILDEGARD POLK IS THE SURVIVING GRANTEE IN THAT CERTAIN DEED RECORDED IN DEED BOOK 248, PAGE 528, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE, JAMES K. POLK HAVING DIED ON OR ABOUT THE 16TH DAY OF JANUARY, 2005.

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 the heirs and assigns for such survivor forever.

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, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this Aday of ____

Shelby County, AL 04/21/2006 State of Alabama

Deed Tax: \$125.00

HILDEGARDAPOLK

20060421000188220 2/2 \$140.00 Shelby Cnty Judge of Probate, AL 04/21/2006 01:52:44PM FILED/CERT

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Hildegard Polk**, whose name is 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, she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 18th day of April

Notary Public

My Commission Expires: