

This instrument prepared by: John Hollis Jackson, Jr. Jackson & Jackson, LLP P. O. Box 1818 Clanton, AL 35046

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Fifty Thousand and no/100 (\$50,000.00) Dollars and execution of a purchase money mortgage to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, William J. Thomas, a married man (herein referred to as grantor), do grant, bargain, sell and convey unto A. Janice O. Clark and A. W. Clark (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, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

For point of reference, beginning at the Northwest corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and run South along the West line thereof a distance of 660 feet; thence run East and parallel to the North line of said section a distance of 1100 feet, more or less, to a point on the western margin of the Montevallo Public Road, said point being the point of beginning; thence run Southerly along the Westerly side of said road, 100.00 feet to an iron pin; thence turn an angle to the right of 0°44'39" and run Southerly along the Westerly side of said road 100.00 feet to an iron pin; thence turn an angle to the right of 68°04'1" and run Westerly 598.04 feet to an iron pipe; thence turn an angle to the right 111°39'05" and run Northerly 100.09 feet to an iron pipe; thence turn an angle to the right of 1°07'42" and run Northerly 99.31 feet to an iron pipe; thence turn an angle to the right of 67°05'04" and run East 596.15 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT: A part of the NW¼ of the NW¼, Section 14, Township 21 South, Range 3 West, identified as Tract No. 10, Project No. STPAA-458(1), Shelby County, Alabama, and being more particularly described as follows: Commence at the SE corner of said NW¼ of the NW¼; thence West along the South line of said

Shelby County, AL 01/03/2007

State of Alabama

Deed Tax: \$50.00

NW¼ of NW¼ a distance of 530 feet, more or less, to the present Northwest right of way line of Alabama Highway No. 119; thence Northeasterly along said right of way line a distance of 505 feet, more or less, to the South property line and the point of beginning of the property herein to be conveyed; thence continue Northeasterly along said right of way line a distance of 198 feet, more or less, to the North property line; thence Westerly along said property line a distance of 27 feet, more or less, to a point on a line which extends from a point that is 90 feet Northwesterly of and at right angles to the centerline of said Project No. STPAA-458(1) at P. T. Station 455+90.39 to a point that is 80 feet Northwesterly of and at right angles to said centerline at Station 461+25; thence Southwesterly along a line which if extended, would intersect said point that is 90 feet Northwesterly of and at right angles to the centerline of said Project No. STPAA-458(1) at P. T. Station 455+90.39 a distance of 203 feet, more or less, to the south property line; thence Easterly along said property line a distance of 38 feet, more or less, to the point of beginning being situated in Shelby County, Alabama.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

The grantor herein certifies that the above described real estate constitutes no part of his present homestead.

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 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 said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is 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 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 28th day of December, 2006.

William J. Thomas

200701030000000910 2/3 \$67.00 Shelby Cnty Judge of Probate, AL 01/03/2007 01:09:52PM FILED/CERT

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William J. Thomas, 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 the 28th day of December, 2006.

Address of Grantees: 245 South River DR Shelby, AL 35143

200701030000000910 3/3 \$67.00 Shelby Cnty Judge of Probate, AL 01/03/2007 01:09:52PM FILED/CERT