



20070727000350110 1/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
07/27/2007 09:20:22AM FILED/CERT

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH**

This instrument was prepared by

**Mitchell A. Spears**

Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

205/665-5076

Send Tax Notice to: Donald C. Reynolds

(Name) and Bessie C. Reynolds

(Address) 865 Highway 19

Montevallo, AL 35115

**MINIMUM VALUE \$10,000.00**

**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 DOLLAR AND GOOD AND VALUABLE CONSIDERATION -----DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We,

**DONALD CARL REYNOLDS (also known as Donald C. Reynolds) and wife, BESSIE REYNOLDS (also known as Bessie C. Reynolds)**

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

**DONALD C. REYNOLDS and BESSIE C. REYNOLDS**

(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** County, Alabama to-wit:

**PARCEL 1**

Commence at the southeast corner of Section 2, Township 24 north, Range 12 east, Shelby County, Alabama and run thence N 02 degrees 16 minutes 36 seconds W along the west line of said Section 2 a distance of 972.60 feet to a found 3" open top steel pipe corner and the point of beginning of the property, Parcel -1, being described; Thence run N 01 degrees 24 minutes 20 seconds W along an existing fence line a distance of 390.42 feet to a found 3" open top steel pipe corner; Thence run N 01 degrees 22 minutes 53 seconds W a distance of 141.92 feet to a set rebar corner; Thence run S 88 degrees 45 minutes 07 seconds E a distance of 251.85 feet to a set rebar corner on the westerly right of way of Shelby County Highway No. 19; Thence run northerly along the arc of a curve to the right having a central angle of 17 degrees 21 minutes 19 seconds and a radius of 740.00 feet; Thence run along the arc of said curve an arc distance of 224.15 feet to the P.T. of said curve; Thence run along said westerly right of way line of said highway a tangent call of N 01 degrees 41 minutes 17 seconds E a distance of 221.59 feet to a found old corner; Thence run N 88 degrees 45 minutes 08 seconds W a distance of 235.47 feet to a found old corner at a fence line; Thence run S 01 degrees 22 minutes 45 seconds E along said fence a distance of 129.17 feet to a found old corner at a fence corner; Thence run N 88 degrees 45 minutes 08 seconds W along an existing fence line a distance of 392.39 feet to a set steel rebar corner; Thence run S 00 degrees 01 minutes 32 seconds E a distance of 210.00 feet to a set steel rebar corner; Thence run N 88 degrees 45 minutes 08 seconds W a distance of 250.00 feet to a set rebar corner at a fence line; Thence run S 00 degrees 01 minutes 32 seconds E along an existing fence line a distance of 504.97 feet to a found 3" open top steel pipe corner; Thence continue along said fence line S 00 degrees 05 minutes 13 seconds W a distance of 475.94 feet to a found 3" open top pipe steel corner at a fence corner; Thence run N 45 degrees 19 minutes 25 seconds E along said fence line a distance of 202.29 feet to a found 3" open top steel pipe corner; Thence run N 63 degrees 29 minutes 07 seconds E along said fence line a distance of 578.50 feet to a point of beginning, containing 15.45 acres.

**PARCEL 2**

Commence at the southeast corner of Section 2, Township 24 north, Range 12 east, Shelby County, Alabama and run thence N 02 degrees 16 minutes 36 seconds W along the west line of said Section 2 a distance of 972.60 feet to a found

3" open top steel pipe corner; Thence run N 01 degrees 24 minutes 20 seconds W along an existing fence line a distance of 390.42 feet to a found 3" open top steel pipe corner ; Thence run N 01 degrees 22 minutes 53 seconds W a distance of 141.92 feet to a set rebar corner; Thence run S 88 degrees 45 minutes 07 seconds E a distance of 251.85 feet to a set rebar corner on the westerly right of way of Shelby County Highway No. 19; Thence run northerly along the arc of a curve to the right having a central angle of 17 degrees 21 minutes 19 seconds and a radius of 740.00 feet; Thence run along the arc of said curve an arc distance of 224.15 feet to the P.T. of said curve; Thence run along said westerly right of way line of said highway a tangent call of N 01 degrees 41 minutes 17 seconds E a distance of 221.59 feet to a found old corner; Thence run N 88 degrees 45 minutes 08 seconds W a distance of 235.47 feet to a found old corner at a fence line; Thence run S 01 degrees 22 minutes 45 seconds E along said fence line a distance of 129.17 feet to a found old corner at a fence corner; Thence run N 88 degrees 45 minutes 08 seconds W along an existing fence line a distance of 392.39 feet to a set steel rebar corner and the point of beginning of the property, Parcel -2, being described; Thence run N 88 degrees 45 minutes 08 seconds W along an existing fence line a distance of 250.00 feet to a found old corner at a fence corner; Thence run S 00 degrees 01 minutes 32 seconds E along said fence line a distance of 210.00 feet to a set rebar corner; Thence run S 88 degrees 45 minutes 08 seconds E a distance of 250.00 feet to a set rebar corner; Thence run N 00 degrees 01 minutes 32 seconds W a distance of 210.00 feet to the point of beginning. Containing 1.20 acres.

### **PARCEL 3**

Commence at the southeast corner of Section 2, Township 24 north, Range 12 east, Shelby County, Alabama and run thence N 02 degrees 16 minutes 36 seconds W along the west line of said Section 2 a distance of 972.60 feet to a found 3" open top steel pipe corner; Thence run N 01 degrees 24 minutes 20 seconds W along an existing fence line a distance of 390.42 feet to a found 3" open top steel pipe corner and the point of beginning of the property, Parcel 3, being described ; Thence run N 01 degrees 22 minutes 53 seconds W a distance of 141.92 feet to a set rebar corner; Thence run S 88 degrees 45 minutes 07 seconds E a distance of 251.85 feet to a set rebar corner on the westerly right of way of Shelby County Highway No. 19; Thence run Southeasterly along the arc of a highway curve to the left having a central angle of 30 degrees 10 minutes 35 seconds and a radius of 740.00, an arc distance of 389.74 feet to a set rebar corner; Thence run N 65 degrees 22 minutes 59 seconds W along an existing fence line a distance of 473.78 feet to the point of beginning, containing 1.46 acres.

ALSO a five acre tract of land described as beginning where Shelby County Highway 19 intersects the south margin of the right-of-way of Alabama Highway 25 at a point on the eastern margin of said Shelby County Highway 19, and running thence southerly along said margin a distance of 1035 feet to a point, run thence west a distance of 225 feet, more or less, to the west line of Section 1, Township 24 North, Range 12 East; run thence north a distance of 1047 feet along the said Section line to the southern boundary of the Alabama Highway 25; run thence in an easterly direction along the southern boundary of said Alabama Highway 25 a distance of 175 feet, more or less, to the point of beginning.

**LESS AND EXCEPT** that real property described in Quitclaim Deed to Steven Spears and wife, Donnie Sue Spears, as recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 1992-13421; also, **LESS AND EXCEPT** that certain real property conveyed to Thomas C. Reynolds by Warranty Deed, as recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 1993-22922.

THE LEGAL DESCRIPTIONS FOR THE REAL PROPERTY HEREINABOVE DESCRIBED WERE TAKEN FROM THAT CERTAIN SURVEY OF S.M. ALLEN, ALABAMA LICENSE LAND SURVEYOR, REGISTRATION NUMBER 12944, DATED OCTOBER 8, 2005.

**SOURCE OF TITLE:** WARRANTY DEED RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AT DEED BOOK 143, PAGE 115.

DONALD C. REYNOLDS IS ONE AND THE SAME PERSON AS DONALD CARL REYNOLDS, AS REFERENCED WITHIN THE ABOVE DESIGNATED SOURCE OF TITLE; AND BESSIE REYNOLDS IS ONE AND THE SAME PERSON AS BESSIE C. REYNOLDS, AS REFERENCED WITHIN THE ABOVE DESIGNATED SOURCE OF TITLE.



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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, I have hereunto set my hand and seal, this 25<sup>th</sup> day of July, 2007.

Donald Carl Reynolds  
DONALD CARL REYNOLDS

Bessie Reynolds  
BESSIE REYNOLDS

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **DONALD CARL REYNOLDS and BESSIE REYNOLDS**, whose names 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 the conveyance, they executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 25<sup>th</sup> day of July, 2007.

Lana  
Notary Public  
My Commission Expires: 2/17/10

Shelby County, AL 07/27/2007  
State of Alabama

Deed Tax: \$10.00