

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by

Mitchell A. Spears

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Joyce Haynie

(Address)

6624 Highway 10

Montevallo, AL 35115

---

**Warranty Deed**

---

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWENTY-TWO THOUSAND, NINE HUNDRED SEVEN and 00/100 DOLLARS, (\$22,907.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JOYCE HAYNIE, an unmarried woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **ROSEMARY ALLEN and PHILIP DOYLE HAYNIE**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

Begin at the Northeast corner of the NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$ , Section 3, Township 22 South, Range 4 West, thence run West along said section line a distance of 310 feet, thence run in a Southwesterly direction 410 feet, to the North line of the Columbiana and Tuscaloosa Public Road, thence run in a Southeasterly direction along said road a distance of 200 feet, thence run North 300 feet, thence run Southeast 210 feet, to the East line of the above section, thence run North along said section line 285 feet to the point of beginning. The mineral rights are reserved by the Alabama Mineral Land Company.

**LESS AND EXCEPT:**

Begin at the NE Corner of the NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 3, Township 22 South, Range 4 West thence South along the East line 285.0 feet, thence 116 degrees 15 min., more or less in a Northwesterly direction 210.0 feet, thence in a Northeasterly direction to a point on the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section 150.0 feet West of the NE Corner of said  $\frac{1}{4}$   $\frac{1}{4}$  Section, thence East along the said North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section 150.0 feet to point of beginning, said land being located in Shelby County, Alabama, recorded in Book 248, page 294, Shelby County, Alabama.

**GRANTOR HEREIN DOES HEREBY RESERVE A LIFE ESTATE IN AND TO THE ABOVE-DESCRIBED REAL PROPERTY, FOR AND DURING THE TERM OF HER OWN LIFE.**

**SOURCE OF TITLE: WARRANTY DEED RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AT INSTRUMENT #1994-12581, AND RE-RECORDED AT INSTRUMENT #1994-15893.**

**SUBJECT TO:**

**MORTGAGE IN FAVOR OF PHILIP DOYLE HAYNIE, EXECUTED ON EVEN DATE HERewith, IN THE SUM OF \$22,907.00.**

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 August, 2008.

Joyce Haynie  
JOYCE HAYNIE

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JOYCE HAYNIE**, 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 same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2008.

[Signature]  
Notary Public  
My commission expires: 8/13/09