

09-4181

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, PC
8107 PARKWAY DRIVE
LEEDS, AL 35094

Send Tax Notice To:
CHARLES BOGGAN
JOYCE BOGGAN
114177 HIGHWAY 41
LEEDS, AL 35094

CORPORATION FORM WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED THIRTY-NINE THOUSAND SEVEN HUNDRED NINTY-TWO & 00/100-----**
DOLLARS (\$239,7925.00) to the undersigned Grantor, **CURTIS WHITE COMPANIES, INC.**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **CHARLES BOGGAN AND JOYCE BOGGAN** (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, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Taxes for the year 2009 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. mineral and mining rights, if any.

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 said Grantor does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

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 (e) 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.



20091214000457900 1/3 \$257.00
Shelby Cnty Judge of Probate, AL
12/14/2009 01:30:33 PM FILED/CERT

Shelby County, AL 12/14/2009

State of Alabama

Deed Tax : \$240.00

IN WITNESS WHEREOF, the said Grantor by its **PRESIDENT, JOSEPH WHITE** who is authorized to execute this conveyance, hereto set its signature and seal this the 30TH day of November, 2009.

CURTIS WHITE COMPANIES, INC.

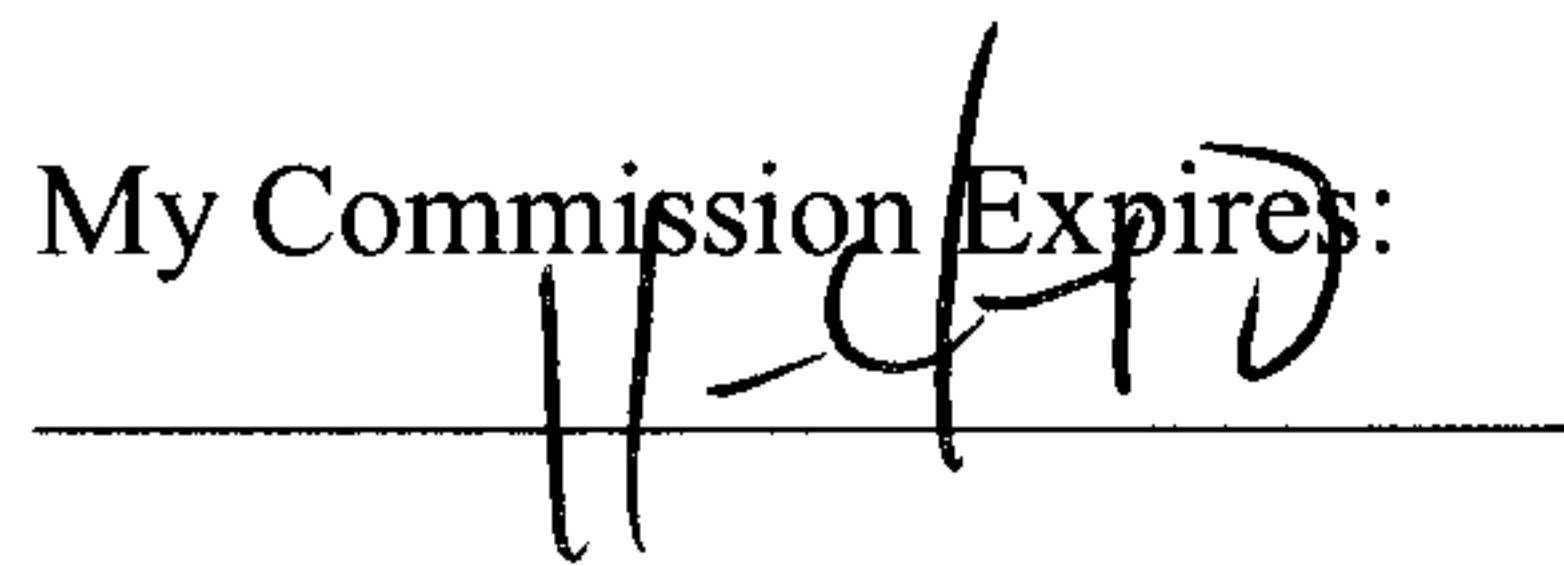

BY JOSEPH WHITE, PRESIDENT

STATE OF ALABAMA
ST. CLAIR COUNTY

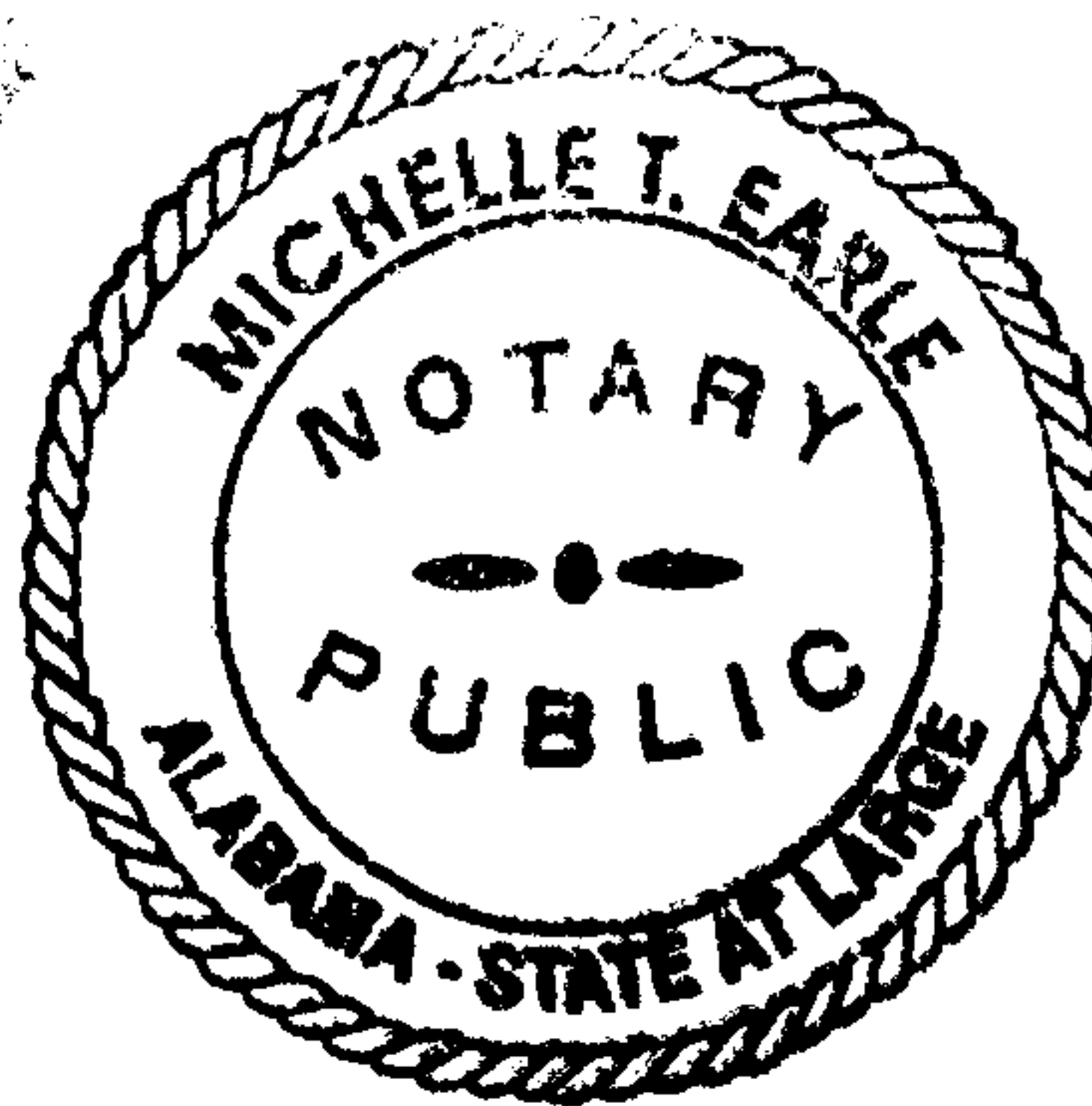
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **JOSEPH WHITE** as **PRESIDENT** of **CURTIS WHITE COMPANIES, INC.**, a corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30TH day of November, 2009.

My Commission Expires:


11-4-10


Notary Public




20091214000457900 2/3 \$257.00
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LEGAL DESCRIPTION

Commence at the SW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 17 South, Range 1 East; thence run S $89^{\circ}21'05''$ E along the south line thereof for a distance of 731.40'; thence run N $00^{\circ}38'55''$ E for a distance of 68.62' to a fence line and the Point of Beginning; thence N $18^{\circ}57'14''$ W for a distance of 166.61'; thence N $12^{\circ}42'44''$ E for a distance of 104.96'; thence N $23^{\circ}43'24''$ W for a distance of 455.64'; thence N $81^{\circ}58'48''$ E for a distance of 376.38'; thence S $09^{\circ}25'49''$ E for a distance of 715.61' to the westerly right of way line of the Columbiana and Ashville public road, said point being on a fence line; thence S $85^{\circ}05'36''$ W for a distance of 276.64' to the Point of Beginning.

AND

Commence at the SW Corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 17 South, Range 1 East; thence run S $89^{\circ}21'05''$ E along the south line thereof for a distance of 731.40'; thence run N $00^{\circ}38'55''$ E for a distance of 68.62' to a fence line; thence N $18^{\circ}57'14''$ W for a distance of 128.67' to the point of beginning of a 20.0' wide easement for egress and ingress and utilities lying 10.0' on each side of the following described line; thence S $73^{\circ}58'12''$ E for a distance of 81.84'; thence S $89^{\circ}46'44''$ E for a distance of 226.43' to the westerly right of way of public road and the end of said easement.


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