

This instrument was prepared by

(Name) Thomas L. Kelly, Attorney at Law

(Address) 1610 4th Avenue North, Bessemer, AL 35020



20100323000083930 1/2 \$19.00

Shelby Cnty Judge of Probate, AL

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Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

NO TITLE SEARCH WAS DONE IN THE PREPARATION OF THIS DEED.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS ~~XXXXXX~~

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Tammy J. Boone and husband, Jeff H. Boone,

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

Tammy J. Boone and Jeff H. Boone,

(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:

See attached Exhibit "A" for legal description.

This conveyance is subject to all easements, rights-of-way, covenants, conditions and restrictions of record.

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 (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 said 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 26th day of February, 2010.

WITNESS:

(Seal)

Shelby County, AL 03/23/2010

(Seal)

State of Alabama

Deed Tax : \$5.00

(Seal)

Tammy J. Boone (Seal)

TAMMY J. BOONE

Jeff H. Boone (Seal)

JEFF H. BOONE

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tammy J. Boone and Jeff H. Boone, 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 the same bears date.

Given under my hand and official seal this 26th day of February, A. D., 2010.

My commission expires: 5/6/12

Notary Public.

EXHIBIT "A"

The NW 1/4 of NE 1/4, less the North ten acres thereof; and all that part of the SW 1/4 of NE 1/4 lying Northwesterly of the County Road, all in Section 5, Township 22 South, Range 1 East.

The West 240 feet of the N 1/2 of N 1/2 of NW 1/4 of NE 1/4 of Section 5, Township 22, Range 1 East.

Also:

Begin at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 22 South, Range 1 East, thence run North, along the East line of said 1/4 - 1/4 section a distance of 208.71 feet; thence turn an angle of 89 degrees 00 minutes 14 seconds to the left and run a distance of 208.71 feet; thence turn an angle of 90 degrees 59 minutes 46 seconds to the left and run a distance of 208.71 feet to the South line of said 1/4-1/4 section; thence turn an angle of 89 degrees 00 minutes 14 seconds to the left and run East along the South line of said 1/4-1/4 section a distance of 208.71 feet to the point of beginning. Situated in the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 22 South, Range 1 East.

Also:

Begin at the SE corner of the NE 1/4 of the NW 1/4 of Section 5, T-22-S, R-1-E, thence run North along the East line of said 1/4-1/4 section a distance of 208.71 feet; thence turn an angle of 89 deg. 00 min. 14 sec. to the left and run a distance of 208.71 feet; thence turn an angle of 90 deg. 59 min. 46 sec. to the left and run a distance of 208.71 feet, to the South line of said 1/4-1/4 section, thence turn an angle of 89 deg. 00 min. 14 sec. to the left and run East along the South line of said 1/4-1/4 section a distance of 208.71 feet to the point of beginning. Situated in the NE 1/4 of the NW 1/4 of Section 5, T-22-S, R-1-E.

Less and except:

The Northwest quarter of the Northeast quarter lying East of Shelby County Highway #61, less and except that portion in Volume 346, Page 377 (North 10 acres of quarter-quarter section) of Section 5, Township 22 South, Range 1 East, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.