

THIS INSTRUMENT WAS PREPARED BY:  
John E. Medaris, Esq.  
230 Bearden Road  
Pelham, Al 35124

SEND TAX NOTICE TO:

James W. Toner, II  
1110 Highway 31  
Calera, Alabama 35040

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

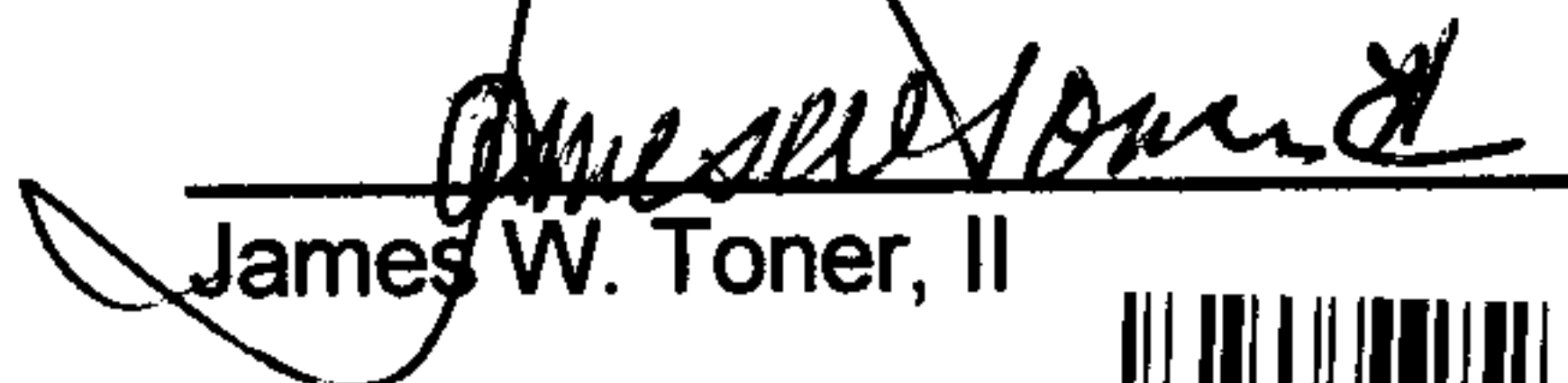
**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of FORTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$47,500.00) to the undersigned Grantor, (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I James W.Toner, II (herein referred to as Grantor, whether one or more), grant, bargain sell and convey unto James Toner, II and James Toner, III and Bethany Ann Toner (herein referred to as Grantee, whether one or more), 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, Alabama, to wit:

Begin at the Northwest corner of Lot 11, Block 2, of the Nickerson-Scott subdivision as recorded in map book 3, page 34, in the Office of the Probate Judge of Shelby County, Alabama and run thence Easterly along the North line of said Lot 11 and a tangent projection thereof a distance of 295.98' to a point on the centerline of an existing 100.0' wide easement or right of way belonging to the Alabama Power Company, Thence turn an angle of 57°-13'-12" to the right and run Southeasterly along said centerline of said easement or right of way a distance of 118.94' to a point, Thence turn an angle of 122°- 46'- 48" right and run Westerly parallel with the just described North line of subject property and along the South line of Lot 10 of same said Nickerson-Scott subdivision a distance of 360.08' to the Southwest corner of subject Lot 10 of subject Nickerson-Scott Subdivision, Thence turn an angle of 89°- 49'- 47" right and run Northerly along the West line of subject Lots 10 and 11 a distance of 100.0' to the point of beginning, containing 0.753 of an acre and subject to all agreements, easements, restrictions and/ or limitations of probated record or applicable law or regulation


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

And do, for myself and for my heirs, executors and administrators, covenant with said Grantee, and assigns, that I am 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 Grantees, his/her/their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I/we have hereunto set my/our hand and seal this 14 day of June, 2010.

  
James W. Toner, II

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

  
20100615000189790 1/1 \$59.50  
Shelby Cnty Judge of Probate, AL  
06/15/2010 10:43:41 AM FILED/CERT

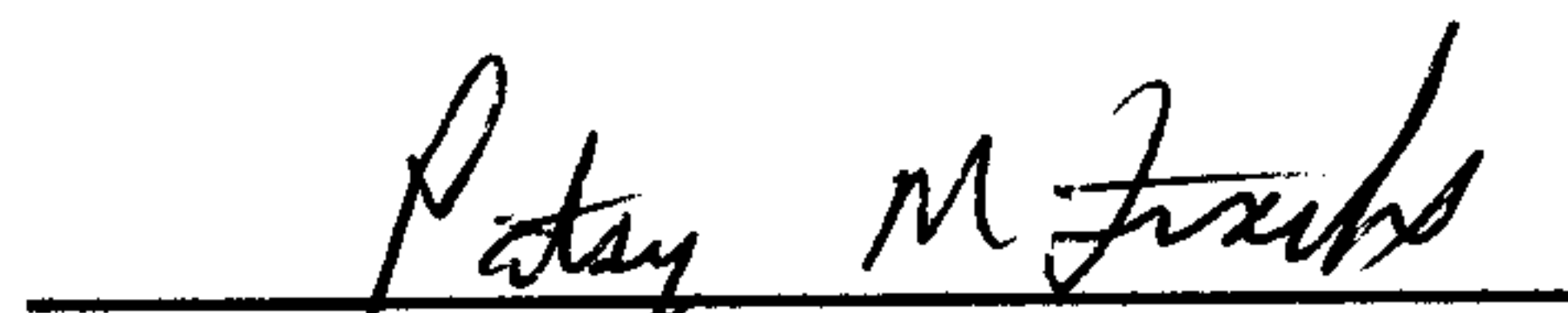
I, the undersigned, a Notary Public in and for said County and State, hereby certify that James W. Toner, II whose name is signed to the foregoing instrument, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of June, 2010

Shelby County, AL 06/15/2010

State of Alabama

Deed Tax : \$47.50

  
Notary Public  
Commission Exp. October 18, 2010