

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: K. Michael Anderson

(Name) Holly O. Anderson

(Address) 212 Appleton Lane

Montevallo, AL 35115

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 FIFTEEN THOUSAND and 00/100 (\$215,000.00)**-----
-----**DOLLARS** to the undersigned Grantor in hand paid by the GRANTEES
herein, the receipt whereof is acknowledged, I,

**Jeanne R. Chabot, formerly known as Jeanne R. Chabot-Cabral, Jeanne R. Cabral and
Jeanne Chabot Cabral**

(herein referred to as Grantor whether one or more), hereby grant, bargain, sell and convey unto

K. Michael Anderson and wife, Holly O. Anderson

(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:

**REFERENCE IS HEREBY MADE TO THE LEGAL DESCRIPTION CONTAINED WITHIN
EXHIBIT"A", ATTACHED HERETO AND INCORPORATED HERewith, AS THOUGH
FULLY ET OUT HEREIN.**

SUBJECT TO:

Property taxes for 2011 and subsequent years.

Rights of others in and to use of easement as described in Real Book 264, Page 431.

Right of way in favor of Shelby County recorded in Deed Book 244, Page 487.

**Rights conveyed to Water Works Board of the town of Calera recorded in Deed Book 249, Page
198.**

Subject to any other transmission line permits and public road rights of way of record.

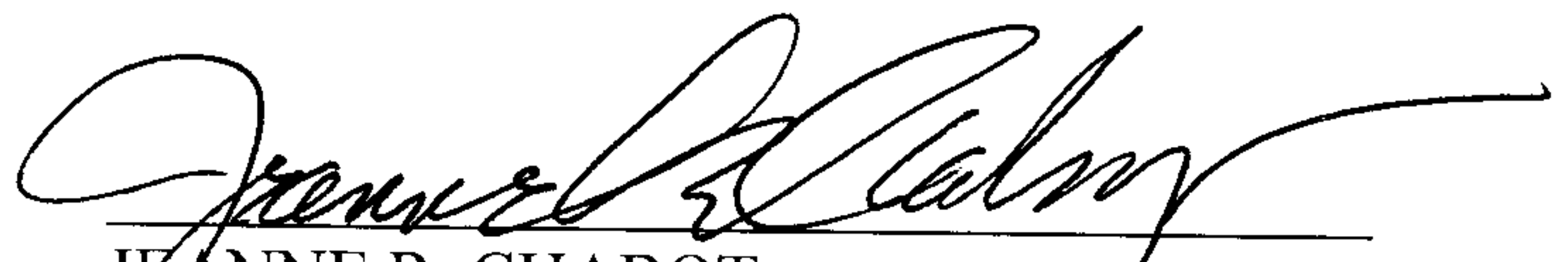
**PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF CENTRAL STATE BANK,
EXECUTED ON EVEN DATE HERewith, IN THE AMOUNT OF \$165,000.00.**

**JEANNE R. CHABOT IS ONE AND THE SAME PERSON AS JEANNE R. CHABOT-CABRAL,
JEANNE R. CABRAL AND JEAN CHABOT CABRAL, AS REFERENCED WITHIN THE
SOURCES OF TITLE OF EACH OF THE ABOVE DESCRIBED PARCELS OF REAL
PROPERTY.**

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.

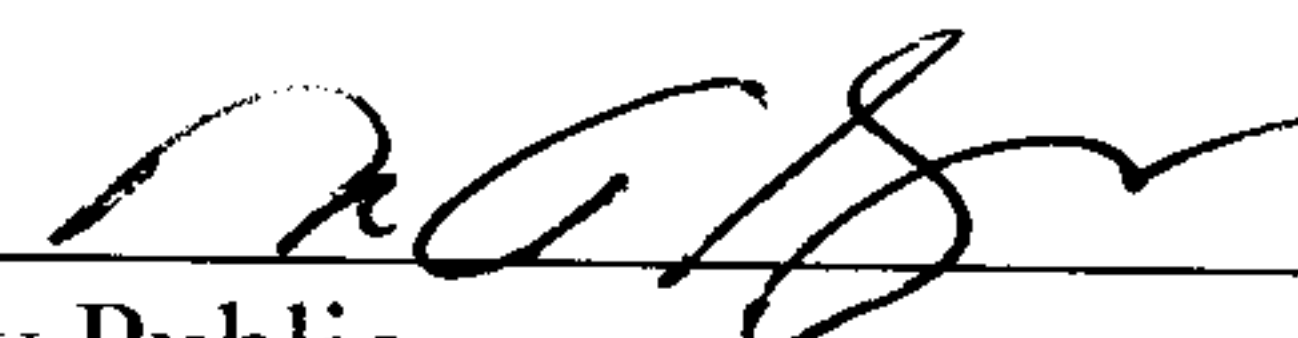
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 23rd day of JUNE, 2011.


JEANNE R. CHABOT

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand and official seal, this the 23rd day of JUNE, 2011.


Notary Public
My Commission Expires: 8/13/13

20110624000184960 3/3 \$70.00
Shelby Cnty Judge of Probate, AL
06/24/2011 11:11:18 AM FILED/CERT

File No.: S-11-18951

EXHIBIT A

PARCEL I:

A part of the SE $\frac{1}{4}$ of Section 34, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commencing at the southeast corner of Section 34, Township 21 South, Range 3 West; thence run North 0 degrees 35 minutes 48 seconds West 1,323.42 feet to the point of beginning; thence run 1,243.15 feet along and with the East section line to the northeast corner of the Southeast $\frac{1}{4}$; thence run North 83 degrees 13 minutes 07 seconds West a distance of 627.56 feet to a iron pipe found; thence run South 0 degrees 27 minutes 51 seconds West a distance of 1,279.38 feet to a point; thence run North 86 degrees 39 minutes West, a distance of 647.58 feet to the point of beginning; ALSO, an easement for ingress and egress being 30 feet in width running inside the West property line of the following described property from the road on the South boundary to the North boundary of the said property, to-wit: A part of the SE $\frac{1}{4}$ of Section 34, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Beginning at the southeast corner of Section 34, Township 21 South, Range 3 West; thence run North 0 degrees 35 minutes 48 seconds West along and with the East section line 1,323.42 feet to a point; thence North 86 degrees 39 minutes West for 647.58 feet to a point; thence South 0 degrees 27 minutes 51 seconds West for 1,321.96 feet to a point on the South boundary of a public road, said road being 60 feet in width; thence South 86 degrees 39 minutes East for 672.12 feet along said southerly road boundary to the point of beginning.

PARCEL II:

A parcel of land situated in the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of said Section 35; thence run North along the West line of said $\frac{1}{4}$ a distance of 927.92 feet to the point of beginning; thence continue along the West line of said $\frac{1}{4}$ a distance of 535.50 feet; thence turn right 90 degrees 00 minutes and run easterly a distance of 485.87 feet; thence turn right 89 degrees 31 minutes 56 seconds and run South a distance of 535.52 feet; thence turn right 90 degrees 28 minutes 4 seconds and run westerly a distance of 490.24 feet to point of beginning. ALSO, there exists a 20 foot easement running along the East side of the above described property.

PARCEL III:

Commence at the Southwest corner of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama and run thence northerly along the West line of said section a distance of 1,463.42 feet to the point of beginning of the property being described; thence continue along last described course a distance of 195.69 feet to a point; thence turn a deflection angle of 93 degrees 48 minutes 20 seconds to the right and run easterly a distance of 485.60 feet to a point; thence turn a deflection angle of 85 degrees 43 minutes 36 seconds to the right and run southerly a distance of 163.47 feet to a point; thence turn a deflection angle of 90 degrees 28 minutes 04 seconds to the right and run westerly a distance of 485.87 feet to the point of beginning; being situated in Shelby County, Alabama.

06/23/11

