

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Jeffrey H. Buckner and Jacquelyn Brand Buckner
6325 Highway 13
Helena, AL35080

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two hundred twenty eight thousand and no/100 (\$228,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Donald C. White, Jr., an unmarried man and Stephanie Hayes White, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jeffrey H. Buckner and Jacquelyn Brand Buckner** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$228,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 17th day of April, 2012.


Donald C. White, Jr.


Stephanie Hayes White

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Donald C. White, Jr., an unmarried man and Stephanie Hayes White, an unmarried woman**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of April, 2012.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014


Notary Public
My Commission Expires: 10-20-14

EXHIBIT "A"



20120426000144400 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
04/26/2012 01:59:36 PM FILED/CERT

Commence at the Northeast corner of Section 34, Township 20 South, Range 4 West, Shelby County, Alabama and run thence westerly along the north line of said Section 34 a distance of 306.05 feet to the point of beginning of the property being described; Thence continue along the last described course a distance of 783.15 feet to a point in the centerline of Hurricane Creek; thence turn 111 degrees 35 minutes 28 seconds left and run along center of said creek 5.10 feet to a point; thence turn 33 degrees 53 minutes 02 seconds right and run 99.29 feet to a point in the center of said creek; thence turn 21 degrees 17 minutes 32 seconds left and run 126.26 feet to a point in the center of said creek; thence turn 29 degrees 46 minutes 05 seconds left and run 125.87 feet to a point in the center of said creek; thence turn 23 degrees 45 minutes 10 seconds right and run 28.78 feet to a point in the centerline of said creek; thence turn 117 degrees 52 minutes 47 seconds left and run northeasterly a distance of 221.13 feet to a point; thence turn 105 degrees 05 minutes 31 seconds right and run southeasterly 108.06 feet to a point thence turn 0 degrees 21 minutes 01 seconds right and run 218.03 feet to a point; thence turn 122 degrees 14 minutes 48 seconds left and run 229.25 feet to a point; thence turn 97 degrees 07 minutes 13 seconds right and run southeasterly 251.00 feet to a point on the northerly right of way line of Highway No. 13 in a curve to the right; thence turn 76 degrees 13 minutes 17 seconds left to chord and run northeasterly along the chord of said curve a chord distance of 354.24 feet to a point on the same said right of way line; thence turn 94 degrees 11 minutes 33 seconds left from chord and run northwesterly 296.24 feet to the point of beginning.