

This instrument was prepared by: L Brooks Burdette
The Burdette Law Firm P.C.
113 Glenn Ave
Trussville, AL 35173

Send Tax Notice To: Charles Timothy McAbee
Timothy Kelly McAbee
60 Hodgens Drive
Chelsea, AL 35043

SPECIAL WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY



20120731000276470 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
07/31/2012 11:34:56 AM FILED/CERT

That in consideration of Ten Thousand Dollars and Zero Cents (\$10,000.00) to the undersigned grantor, Vanderbilt Mortgage and Finance 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 Timothy McAbee and Timothy Kelly McAbee (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 EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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 is lawfully scized 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.

IN WITNESS WHEREOF, the said GRANTOR, by its Authorized Agent, who is authorized to execute this conveyance, with full authority has hereto set its signature and seal, this the 28th day of June, 2012.

ATTEST:

Vanderbilt Mortgage and Finance Inc

By:

Joseph G Johnson
Joseph G Johnson
Authorized Agent

, Secretary

STATE OF TENNESSEE

}

COUNTY OF Blount

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that Joseph G Johnson whose name as Authorized Agent of Vanderbilt Mortgage and Finance 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 the 28th day of June, 2012.

Pam Beeler

Notary Public

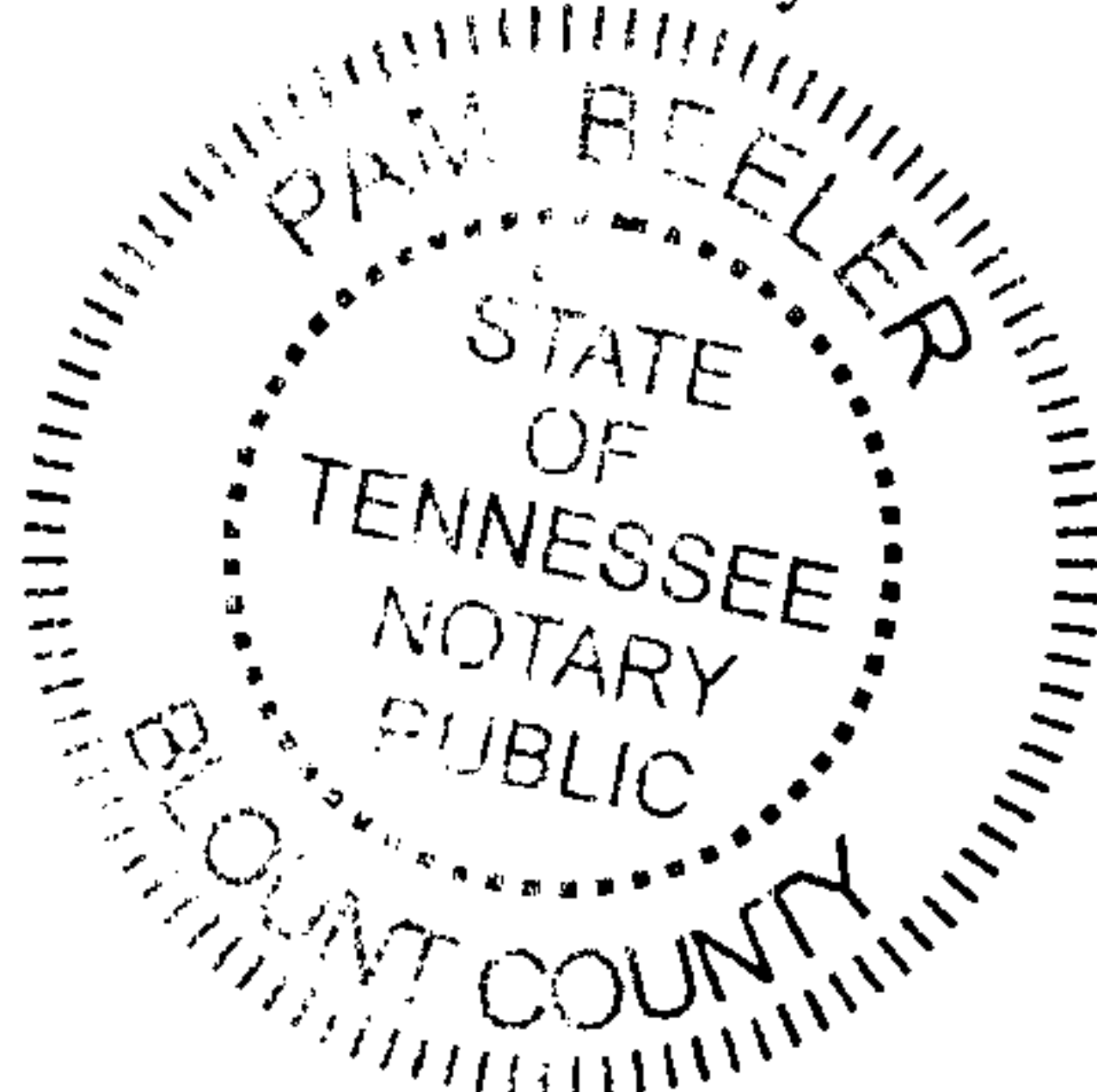


EXHIBIT A

A tract of land located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run in an Easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 538.65 feet to the point of beginning; thence turn 91 degrees 06 minutes 00 seconds left and run Northerly a distance of 279.39 feet; thence turn 90 degrees 21 minutes 46 seconds right and run Easterly 200.00 feet; thence turn 90 degrees 21 minutes 46 seconds left and run Northerly 406.81 feet to a point on the Southerly right of way line of Shelby County Highway No. 11; Thence turn 72 degrees 23 minutes 16 seconds right and run Northeasterly along said right of way 31.47 feet; thence turn 107 degrees 36 minutes 44 seconds right and run Southerly 698.88 feet; thence turn right 91 degrees 06 minutes 00 seconds and run Westerly 230.04 feet to the point of beginning; being situated in Shelby County, Alabama. Said tract of land being subject to a 30.0 foot wide easement for ingress and egress along and parallel to the East line of said tract of land.



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Shelby County, AL 07/31/2012
State of Alabama
Deed Tax: \$10.00