

This Instrument Prepared By:
When recorded return to:

STATE OF ALABAMA
COUNTY OF SHELBY


20160310000078120 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
03/10/2016 02:21:58 PM FILED/CERT

STATUTORY WARRANTY DEED
(life estate)

KNOW ALL MEN BY THESE PRESENTS:

That **FOR AND IN CONSIDERATION** of the sum of TEN and no/100 Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Virginia R. Curry, a resident of Shelby County, Alabama, as the "Grantor," does hereby GRANT, BARGAIN, SELL and CONVEY unto Rick + Yvonne Vandervice, a resident of Shelby County, Alabama, hereinafter referred to as the "Grantee," **a life estate for and during the Grantee's natural life**, in and to the real property (the "Property") situated, lying and being in the Shelby County, Alabama, as described on **EXHIBIT A** attached hereto and made a part hereof for all purposes, together with all buildings thereon, improvements and fixtures thereon, all other privileges, appurtenances, easements and other rights appertaining thereto (collectively, the "Premises").

TO HAVE AND TO HOLD the Premises, together with the privileges and appurtenances thereunto properly belonging unto the said Grantee, for and during her natural life; and Grantor does hereby Warrant the title to the Premises unto Grantee, against every person lawfully claiming the Premises by, through or under Grantor, but not otherwise, and subject to existing recorded encumbrances in the Probate Judge's Office of Shelby County.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed effective as of the 21 day of January, 2016.

Virginia R. Curry
Virginia R. Curry
Print name

STATE OF ALABAMA
COUNTY OF SHELBY

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ACKNOWLEDGMENT

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On this 21st day of January, 2016, before me, the undersigned, a Notary Public in and for said state, personally appeared Virginia Curry known to me to be the grantor in the foregoing deed and she executed this deed in my presence and acknowledged to me that she executed the same as her free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 21st day of January, 2016.

My commission expires:

September 12, 2017
(SEAL)

[Signature]
Notary Public of State at Large Alabama
Printed Name: Steven Howland

Address of Grantor:

Address of Grantee:

Steven Howland
Notary Public
State at Large Alabama
My commission expires
September 12, 2017

EXHIBIT A
LEGAL DESCRIPTION


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Beginning at a point: N. 88 dag. 15min. East 854.0' Of The Northwest. Corner of the NW1/4 of SE1/4 of Section 12, Township 21 South, Range 3 West, and running S. 1dag. 30 min. East 966.0' to East boundry of Birmingham-Montgomery Highway (us#31); thence S 67dag. 10 min. East along east boundry of said highway 286.0'; thence N. 4 dag. 30 min. West 1092.0'; thence S. 88 dag. 15 min. West 224.0' to point of beginning, and being 5.86 acres, more or less, situated in the Southeast Quarter of Section Twelve, Township Twenty One, South, Range Three, West, in Shelby County, Alabama.

EXHIBIT B
PERMITTED EXCEPTIONS


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1. All taxes for the current tax year and subsequent years, which are liens not yet due and payable, and any additional taxes, interest and/or penalties for the current year or any prior years as a result of any re-assessment, re-appraisal or re-billing of taxes.
2. Riparian rights incident to the premises,
3. Matters which would be disclosed by an accurate survey or inspection of the subject premises.
4. Easements, or claims of easements, not disclosed by the public records.
5. All matters reflected in the public records of _____ County, Alabama.
7. All mineral, mining, oil and gas rights