This Instrument Prepared By: When recorded return to:

STATE OF ALABAMA

**COUNTY OF SHELBY** 

20160310000078120 1/4 \$24.00	
Shelby Cnty Judge of Probate, A	ΊL

03/10/2016 02:21:58 PM FILED/CERT

## STATUTORY WARRANTY DEED

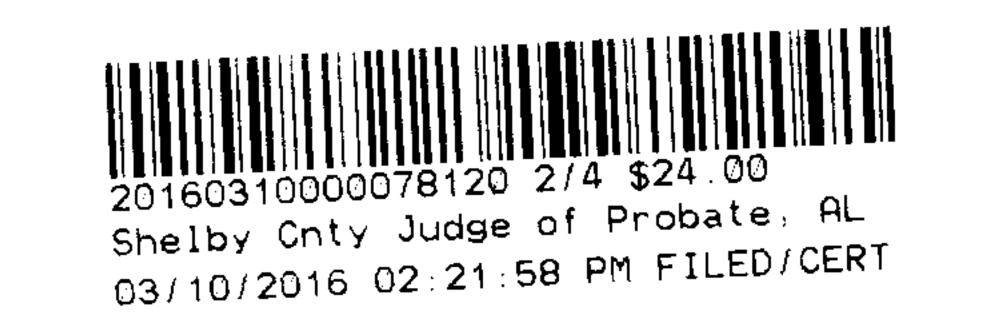
(life estate)

## 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, finging R. Curry resident of Shelby County Alabama, as the "Grantor," does hereby GRANT, BARGAIN, SELL and CONVEY unto Vanders lice, 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").

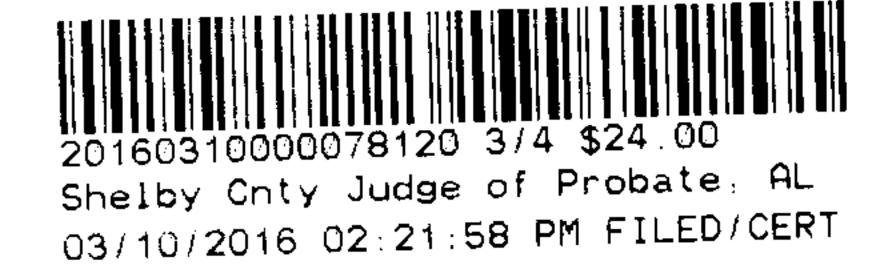
TO HAVE AND TO HOLD the Premises, together with the privileges and appurtenances thereunto properly belonging unto the said Grantee, for and during her natural life; and Grantor does hereby Warrant the title to the Premises unto Grantee, against every person lawfully claiming the Premises by, through 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 <u>January</u>, 2016. Virginia R. Curry STATE OF ALABAMA ACKNOWLEDGMENT COUNTY OF SHELBY



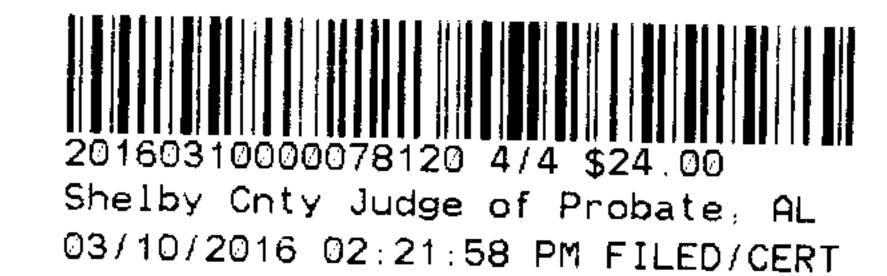
On this $21^{st}$ day of $1a$ a Notary Public in and for said state, known to me to be the grantor in the form	personally appeared	Virginia Curry	
presence and acknowledged to me that s		$lackbox{lackbox{lackbox{}}}$	
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 21st day of January, 2016.			
My commission expires:			
September 12, 2017 (SEAL)	Notary Public of State	e at harge Alabama	
(SEAL)	Printed Name: 570		
Address of Grantor:	Address of Grantee:	Steven Howland  Notice Problem  Steven Howland  Steven Howland	
		Wy 0017 19 35 107 620178 September 12, 2017	

## EXHIBIT A LEGAL DESCRIPTION



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



- 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