

This instrument was prepared by

922

(Name) W. A. Jenkins, Jr., Attorney

(Address) 300 Frank Nelson Bldg., B'ham, Al

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-three Thousand Three Hundred and no/100 - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Elma A. Seals, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas E. Barronton, Jr. and wife, Mary C. Barronton
(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:

Parcel "A" situated in the North 1/2 of the North East 1/4 of the North East 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama more particularly described as follows: Commence at the North East corner of Section 24, Township 20 South, Range 3; thence run west, along the North line of said Section, a distance of 205.39 feet, to the center line of the Fungo Road; thence turn an angle of 56 degrees 29 minutes to the left and run along said center line, a distance of 439.56 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 40.00 feet to the Right of Way line of said Fungo Road; thence turn an angle of 90 degrees 00 minutes to the left and run along said Right of Way line a distance of 100.0 feet to the Point of Beginning; thence continue along last described course along said Right of Way line a distance of 88.65 feet; thence turn an angle of 50 degrees 57 minutes to the right and along said Right of Way line a distance of 100.00 feet; thence turn an angle of 50 degrees 57 minutes to the right and run along the North Right of Way line Fungo Spur Road, a distance of 123.74 feet; thence turn an angle of 77 degrees 40 minutes to the right and run a distance of 125.52 feet; thence turn an angle of 90 degrees 16 minutes to the right and run a distance of 199.71 feet to the Point of Beginning.

This conveyance is subject to the following:
1. Taxes for the year 1979
2. Right of Way to Ala. Power Co as recorded in Vol. 127, Page 377 in the Probate Court of Shelby Co., Al.
3. Right of way to Shelby Co. as recorded in Vol. 205, Page 95 in said office
4. Right of way to Shelby Co. as recorded in Vol. 231, Page 185, in said office
\$42,150.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed

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 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 22 day of December, 1978

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WITNESS:

STATE OF ALA. SHELBY CO. (Seal)
NOTARY PUBLIC (Seal)
12/27/78 PM 1:33 (Seal)
150
150
100 (Seal)
400

Elma A Seals (Seal)
(Elma A. Seals)
Accty 386-822 (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elma A. Seals, an unmarried woman 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 the same bears date.

Given under my hand and official seal this 22 day of December A. D., 1978

William Robert Withers
Notary Public.