This instrument was prepared by

(Name) Ronald M. Moon 603

(Address) 2555 Comanche Drive, Birmingham, AL 35244

19790413000045560 1/1 $.00
Shelby Cnty Judge of Probate, AL
04/13/1979 12:00:00AM FILED/CERT

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Sixteen thousand five hundred and no/100---------- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles Flynn Gerald and wife, Jeanette Gerald

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald M. Moon and Patricia S. Moon

(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:

Commence at the SE corner of the NE quarter of the SE quarter of Section 16, Township 19 South, Range 2 West; thence from the East Line of said quarter quarter turn an angle to the left 44°, 09 minutes and run in a Northwesterly direction a distance of 1,148.31 ft.; thence turn an angle to the left of 91°, 00 minutes and run in the Southwesterly direction for a distance of 218.74 ft.; thence turn an angle to the right 91°, 21 minutes and run in a Northwesterly direction for a distance of 29.35 ft. to the point of beginning. From point of beginning thus obtained turn an angle to the left 91°, 00 minutes and run in a Southwesterly direction for a distance of 246.20 ft.; thence turn an angle to the right of 91°, 25 minutes, 30 seconds and run in a Northwesterly direction a distance of 253.59'; thence turn an angle to the right 88°, 34 minutes, 30 seconds and run in a Northeasterly direction for a distance of 320.01 ft; thence turn in an angle to the left of 88°, 40 minutes, 42 seconds and run in a Northwesterly direction for a distance of 196.12 ft., to a point on the Southeasterly right-of-way line of Valleydale Road; thence turn an angle to the right of 114 degrees, 45 minutes, 15 seconds and run along said right-of-way for a distance of 5.51 ft.; thence turn an angle to the right of 65°, 14 minutes, 45 seconds and run in a Southeasterly direction for a distance of 207.90 ft.; thence turn an angle to the right of 48 degrees, 57 minutes, 06 seconds and run in a Southerly direction for a distance of 99.59 ft.; thence turn an angle to the left of 49 degrees, 15 minutes, 24 seconds and run in a Southeasterly direction for a distance of 175.43 ft.; thence turn an angle to the right of 89°, 00 minutes and run in a Southwesterly direction for a distance of 5.0 ft. to the point of beginning. Parcel contains 1.56 Acres.

SUBJECT TO: 1. Restrictions, easements, right of ways & building lines of record.
2. Taxes for the year 1979.

$11,500 of the above stated consideration was pd. from a purchase money mortgage executed simultaneously herewith.

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, we have hereunto set our hand(s) and seal(s), this 6th day of April, 1979.

WITNESS: Robert C. Higdon (Seal) — Charles Flynn Gerald (Seal)
Charles Flynn Gerald

(Seal) — (Seal)

Deed Tax 16.50 (Seal) — Jeanette Gerald (Seal)
Jeanette Gerald

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1979 APR 13 PM 2:08
Rec. 15.00
1.00
19.00

STATE OF ALABAMA
SHELBY COUNTY } JUDGE OF PROBATE

General Acknowledgment

I, the Undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Flynn Gerald and Jeanette Gerald whose name 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of April A. D., 1979.

My Commission Expires April 22, 1979 — June J. Lacy — Notary Public.

Ronald M. Moon
2555 Comanche Dr.
Birmingham, Ala. 35244

BOOK 319 PAGE 102

See release misc book 50 page 691 (5-17-83)