This instrument was prepared by

(Name) John N. Ferree, Jr., Attorney at Law 445

(Address) P. O. Box 1007, Alabaster, Al 35007

19790511000057250 1/1 $.00
Shelby Cnty Judge of Probate,AL
05/11/1979 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 TWENTY-FIVE THOUSAND AND NO/100 ($25,000.00)---------- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John N. Ferree, Jr. & wife, Virginia A. Ferree and Eason Mitchell & wife, Janice R. Mitchell (herein referred to as grantors) do grant, bargain, sell and convey unto William Arnold McCann & Wife, Terry W. McCann (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:

Lot No. 121, as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the Northerly right-of-way line of 1st Avenue and the Westerly right-of-way line of Montevallo Road (Al Highway 119), said right-of-way lines as shown on the map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northeasterly along said right-of-way line of Montevallo Road for 110.00 feet to the point of beginning; thence 89 deg. 17 min. left and run Northwesterly for 142.16 feet; thence 90 deg. 00 min. right and run Northeasterly for 61.00 feet; thence 88 deg. 37 min. 51 sec. right and run Southeasterly for 133.93 feet to a point on the Westerly right-of-way line of Montevallo Road; thence 91 deg. 51 min. 43 sec. right to chord of a curve to the left having a radius of 1302.49 feet; thence Southwesterly along the arc of said curve and along said right-of-way line of Montevallo Road for 55.00 feet; thence 90 deg. 00 min. left from tangent of afore-mentioned curve and run Southeasterly for 10.00 feet; thence 90 deg. 00 min. right and run Southwesterly along the said right-of-way line of Montevallo Road for 9.36 feet to the point of beginning. Situated in Shelby County, Alabama.

BOOK 319 PAGE 479

$24,250.00 of the purchase price recited above was paid from a purchase money mortgage closed 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 X (we) do for XXXX (ourselves) and for XX (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that XXX (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and XX (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 4th day of May, 1979.

WITNESS:

Sec Rec 391 432
Ad Tax - 100
Rec 250
Mtg. 100
4.50

John N. Ferree, Jr. (Seal)

Virginia A. Ferree (Seal)

Eason Mitchell (Seal)

Janice R. Mitchell (Seal)

(Seal)

(Seal)

MAY 11 AM 10: 39

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that John N. Ferree, Jr. & wife, Virginia A. Ferree and Eason Mitchell & wife, Janice R. Mitchell whose names 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 4th day of May A. D., 1979

Notary Public.

John N Ferree