This instrument was prepared by

(Name) Michael Bolin 167

(Address) 933 Frank Nelson Building Birmingham, Alabama 35203

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 ONE HUNDRED FIVE THOUSAND AND NO/100 ---------- DOLLARS

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

Noble W. Fennell, Jr. and wife, Dorothy C. Fennell

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

James Kenneth Champion and Louis H. Parker, both unmarried persons

(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:

A part of the S.W. ¼ of the S.E. ¼ of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama more particularly described as: Commence at the Southwest corner of the said quarter-quarter section thence east along the south line of same a distance of 560.22' to the point of beginning of the property being described, thence continue along last described course a distance of 149.78' to a point, thence 64 degrees 46 minutes left and northeasterly a distance of 304.65' to a point, thence 54 degrees 05 minutes left and northwesterly a distance of 269.16' to a point on a curve to the right having a central angle of 55 degrees 53 minutes, a radius of 188.53' and a tangent of 99.99', thence 84 degrees 47 minutes left to chord and along the arc of said curve a distance of 97.00' to the point of tangency of same curve, thence continue along said tangent a distance of 72.99' to a point, thence 82 degrees 21 minutes left and southerly a distance of 461.83' to the point of beginning.
Subject to:
Advalorem taxes for the year 1979.
Title to all minerals within and underlying the premises, together with all mining rights & other rights, privileges & immunities relating thereto.
Transmission line permits to Alabama Power Co. as recorded in Deed Book 129, page 564 & in Deed Book 179, page 367 in Probate Office of Shelby County, AL.
Subject to a restriction to one family residential use & any residence constructed thereon must contain 1500 square ft. of finished floor space, as a minimum, as recorded in Deed Book 273, page 765 in Probate Office.
$84,000.00 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith delivery of this deed.

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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 27 day of July, 19 79

WITNESS:

(Seal) 21.00 Noble W. Fennell, Jr. (Seal)

(Seal) Dorothy C. Fennell (Seal)

79 AUG -3 AM 10:25 (Seal) (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA
Shelby COUNTY } General Acknowledgment

19790803000100110 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/03/1979 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Noble W. Fennell, Jr. and wife Dorothy C. Fennell 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 27 day of July A. D., 1979

Notary Public.

Jackson COMPANY

POST OFFICE BOX 7344-A
BIRMINGHAM, ALABAMA 35223