

This instrument was prepared by
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Jefferson Land Title Insurance Co., Inc.
316 21ST NORTH • P.O. BOX 10881 • PHONE 428-1111-2
BIRMINGHAM, ALABAMA 35203
AGENTS FOR:
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of Forty Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charlie Sparks and wife, Annie Louise Sparks
(herein referred to as grantors) do grant, bargain, sell and convey unto
Ermon Ira Lee Lawley and Patricia Ilene Lawley
(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:

19810302000024050 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
03/02/1981 00:00:00 FILED/CERTIFIED

Start at the Southwest corner of Southwest Quarter of Southeast Quarter of Section 12,
Township 20 South, Range 4 West; thence run East along the South line of said SW $\frac{1}{4}$ of
SE $\frac{1}{4}$, a distance of 755.64 feet to the Southeast right-of-way boundary of Southern
Railway for point of beginning; continue along said course a distance of 421.74 feet
to the West right-of-way boundary of County Road; turn left an angle of 65 degrees 55
minutes 45 seconds and run along the chord of an arc of said right-of-way a distance of
186.05 feet to a point; thence turn to the left and run in a Southwesterly direction to
the point of beginning of the lot herein described; said lot being in and being a part
of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 12, Township 20 South, Range 4 West, Shelby County, Alabama.
Situated in Shelby County, Alabama.

\$30,000.00 of the above recited purchase price was paid from a 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, have hereunto set hand(s) and seal(s), this 25th
day of February, 1981

WITNESS:
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
1981 MAR -2 AM 10:41

(Seal)
Charlie Sparks

(Seal)
Annie Louise Sparks

STATE OF ALABAMA }
SHELBY COUNTY }
Deed 10.00
Rec. 1.50
Ind. 1.00
12.50

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State
hereby certify that Charlie Sparks and wife, Annie Louise Sparks,
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 25th day of February, 1981

Judith R. Davis
Commissioned 2/17/82
7/17/82

Notary Public

Commissioned 2/17/82
7/17/82