

This instrument was prepared by

(Name) Dale Corley

(Address) 1933 Montgomery Highway

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Fifteen Thousand and 00/100 DOLLARS

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

Herbert E. Pauly and wife, Jimmie D. Pauly

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

Clifton N. Taylor and Beverly D. Taylor

(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:

See Attached Exhibit "A".

Subject to:

1. Current taxes.
2. Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 245 Page 297 in Probate Office.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 Page 502 and Deed Book 180 Page 288 in Probate Office.
4. Right-of-Way and restrictions as set out in Deed Book 252 Page 417 in Probate Office.
5. Reservation for well and water rights as set out in Deed Book 252 Page 419.

\$95,000.00 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 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 22nd day of March, 1982.

WITNESS:

(Seal)

(Seal)

(Seal)

Herbert E. Pauly (Seal)
Herbert E. Pauly

Jimmie D. Pauly (Seal)
Jimmie D. Pauly

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Herbert E. Pauly and wife, Jimmie D. Pauly whose name is 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 22nd day of March A. D., 1982.

CORLEY, MONCUS, DeBOYS, GOINGS, THUSTON & BEAVERS, ATTORNEYS
1933 MONTGOMERY HIGHWAY
BIRMINGHAM, ALABAMA 35209

Notary Public.

EXHIBIT "A"

PARCEL I

From the northwest corner of Section 31, Township 19 South, Range 2 West, run easterly along the north boundary line of said section for a distance of 1471.0 feet to the point of beginning of the parcel herein described; thence continue easterly along the north boundary line of Section 31 for a distance of 275.0 feet (deed) 274.97 feet (meas.); thence turn an angle of 86°-32' (deed) 86° 34' 17" (meas.) to the right and run in a southerly direction for a distance of 300.0 feet (deed) 300.17 feet (meas.); thence turn an angle of 93° 21' 30" (deed) 93°-20'51" (meas.) to the right and run westerly for a distance of 221.03 feet (deed) and (meas.) to a point on the arc of a circular dedicated driveway, said circle having a radius of 50.0 feet; to locate the chord to the segment of arc herein described from last said course turn an angle of 30°-45'-30" (deed) 33°-18'-12" (meas.) to the right, said chord being 85.94 feet (deed) and (meas.) in length; thence from the point above said arc run along the arc of said circle in a northwesterly direction for 103.40 feet (deed) 103.43 feet (meas.), thence from chord of above segment of arc turn an angle of 56°-27'-30" (deed) 56°-46'-39" (meas.) to the right and run northerly 253.02 feet (deed) 252.86 feet (comp.) to point of beginning. Said parcel contains 1.574 acres, more or less.

PARCEL II

From the northwest corner of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, run thence in an easterly direction along the north line of said section for a distance of 1745.97 feet; thence turn an angle to the right of 86°-34'-17" and run in a southerly direction for a distance of 300.17 feet; thence turn an angle to the right of 93°-20'-51" and run in a westerly direction for a distance of 173.84 feet to an iron pin set which is the point of beginning of the parcel herein described; thence continue along the same course as before for a distance of 47.19 feet to a point on the arc of a circular dedicated driveway, the radius of said arc being 50 feet, the central angle being 23°-01'-58"; thence run in a southwesterly direction along the arc of said drive for a distance of 20.10 feet to an iron pin; thence run northeasterly for a distance of 55.53 feet to the point of beginning. Said parcel contains 443.3 square feet, more or less.

BOOK 338 PAGE 824

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 MAR 25 AM 10:12

Thomas A. Shenton, Jr.
JUDGE OF PROBATE

Deed	20.00
Rec.	3.00
Ind.	1.00
	<hr/> 24.00

J. D. P.
Summary 419-270