



(Name) DANIEL M. SPITLER  
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**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-**

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

That in consideration of Fourteen Thousand Five Hundred and No/100 (\$14,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Billy G. Riley and wife, Virginia P. Riley  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Fred A. Guarino and Theresa Diane Guarino

(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:

Begin at the Northwest corner of Section 13, Township 20 South, Range 4 West, thence run South along the West line of said Section 227.13 feet to the point of beginning; thence proceed South along the previous course 212.94 feet; thence turn left 44 deg. 45 min. southeasterly 448.60 feet to a point on the Northerly R.O.W. of South Shades Crest Road; thence turn left 91 deg. 16 min. Northeasterly 33.85 feet along a chord of a curve to the right to the P.T. of said curve; thence turn left 00 deg. 07 min. Northeasterly along said R.O.W. 116.08 feet; thence turn left 88 deg. 37 min. Northwesterly 596.15 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 107, Page 412 and Deed Book 325, Page 546 in Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

BOOK 347 PAGE 103

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 5th day of May, 1983

WITNESS: STATE OF ALA. SHELBY CO., 1983 MAY 11 AM 9:49  
I CERTIFY THIS INSTRUMENT WAS FILED  
Deed No 1450  
Rec. 150  
Ind 100  
Billy G. Riley (Seal)  
Virginia P. Riley (Seal)  
Judge of Probate (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy G. Riley and wife, Virginia P. Riley whose name s 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 5th day of May, A. D., 1983

Form ALA-31  
Daniel M. Spitler  
[Signature] Notary Public.