

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-15 Rev. 1-68

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 One thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William M. Schroeder, Sr., Dorothy D. Schroeder and David P. Downs Calera, Alabama 35040 (herein referred to as grantors) do grant, bargain, sell and convey unto

David P. Downs and Kay P. Downs

(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:

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Commence at the southeast corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 7, T-22S, R-2E; thence run north along the east boundary line of said quarter quarter section a distance of 61.56 feet to the point of beginning; thence turn an angle of 124 deg. 33' 20" to the right and run a distance of 78.78 feet to an iron rebar; thence turn an angle of 103 deg. 37' 50" to the right and run a distance of 99.24 feet to a point; thence turn an angle of 11 deg. 23' 19" to the right and run a distance of 108.78 feet to a point; thence turn an angle of 31 deg. 31' 33" to the left and run a distance of 78.42 feet to an iron rebar; thence turn an angle of 102 deg. 32' 16" to the right and run a distance of 112.54 feet to an iron rebar; thence turn an angle of 79 deg. 25' 40" to the right and run a distance of 151.87 feet to an iron rebar; thence turn an angle of 16 deg. 23' 20" to the right and run a distance of 112.11 feet to an iron rebar; thence turn an angle of 78 deg. 09' 08" to the right and run a distance of 82.65 feet to the point of beginning.

Said parcel of land is lying in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 7, T-22S, R-2E and the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 18, T-22S, R-2E and contains 0.84 acres.

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 day of 1983.

WITNESS:

Deed TAX 1.00 STATE OF ALA. SHELBY CO. (Seal)
Rec 2.00 I CERTIFY THIS
Ind 1.00 INSTRUMENT WAS FILED
4.00 1983 AUG -2 PM 2:11 (Seal)

Dorothy D. Schroeder (Seal)
Dorothy D. Schroeder
William M. Schroeder, Sr. (Seal)
William M. Schroeder, Sr.
David P. Downs (Seal)
David P. Downs

STATE OF ALABAMA
Shelby COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy D. Schroeder, William M. Schroeder, Sr., and David P. Downs 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 2nd day of AUGUST, 1983.

Notary Public, State of Alabama at Large
My Commission Expires September 29, 1984
Bonded by Western Surety

Jan L. Ball
Public.

Central State Bank