

(Name) James C. Pino, Attorney at Law(Address) P. O. Box 766, Alabaster, Alabama 35007

Form 1-15 Rev. 1-66

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 Two Thousand and No/100 Dollars (\$2,000.00) Flat Equity and the ~~XXXXXX~~
 assumption of a loan in the principal amount of Sixty One Thousand Four Hundred Twenty
and 91/100 Dollars (\$61,420.91)
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William Hudson Hawkins and wife, Carmel D. Hawkins

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

James Clyde McNeely and wife, Claudia Hartley McNeely

(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:

Lot 13, Block 5, according to the Survey of Southwind, Second Sector,
 as recorded in Map Book 6, Page 106, in the Probate Office of Shelby
 County, Alabama.

Grantees herein hereby assume and agree to pay that certain mortgage
 in favor of Real Estate Financing, Inc., in the principal amount of
 Sixty One Thousand Four Hundred Twenty and 91/100 Dollars (\$61,420.91)
 dated February 26, 1980, and recorded in Mortgage Book 400, Page 947;
 said Mortgage being assigned to Federal National Mortgage Association
 in Misc. Book 35, Page 632, in the Probate Office of Shelby County,
 Alabama.

SUBJECT TO: (1) Taxes for the year 1983, a lien, but not due and
 payable until October 1, 1983. (2) Building setback line of 35
 feet reserved from Tahiti Lane as shown by plat. (3) Public
 utility easements as shown by recorded plat, including a 10 foot
 easement on the rear of subject property. (4) Restrictions, covenants
 and conditions as set out in instrument recorded in Misc. Book 16, Page
 673, in Probate Office. (5) Right-of-Way granted to Alabama Power
 Company by instrument recorded in Deed Book 302, Page 78, in Probate
 Office. (6) Agreement with Alabama Power Company as to underground
 cables recorded in Misc. Book 17, Page 394, and covenants pertaining
 thereto as recorded in Misc. Book 17, Page 397, in Probate Office.

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 August, 1983.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

1983 AUG 24 AM 8:48

(Seal)

JAMES C. PINO, JR.

NOTARY PUBLIC

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

Deed TAX 2.00
 Rec 1.50
 Ind 1.00
4.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that William Hudson Hawkins and wife, Carmel D. Hawkins
 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 22nd day of August, A. D., 1983

Notary Public.