

(Name) Joel C. Watson, Attorney

(Address) P. O. Box 987  
Alabaster, Alabama 35007



**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND DOLLARS

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

**Bruce Cummings and wife, Gail Cummings**

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

**Bruce Dawkins and Jean Dawkins**

(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:

A parcel of land containing 0.58 acres, more or less, located in the W 1/2 of the NW 1/4 of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of the NW 1/4 of the NW 1/4 of said Section 21; thence run South 78 degrees 25 minutes 17 seconds West a distance of 170.3 feet to an iron pin on the Westerly R.O.W. of Shelby County Hwy. #17; thence run South 61 degrees 41 minutes 27 seconds West a distance of 239.8 feet to an iron pin to the point of beginning; thence continue last course a distance of 210.0 feet to an iron pin; thence run North 12 degrees 00 minutes 00 seconds East a distance of 239.1 feet to an iron pin; thence run North 27 degrees 16 minutes 51 seconds East a distance of 57.1 feet to an iron pin; thence run South 28 degrees 18 minutes 33 seconds East a distance of 196.5 feet to the point of beginning.

ALSO: a 20 foot easement for the purpose of ingress and egress, 10 feet on each side along the following described centerline: Commence at the Southeast corner of the above described parcel; thence run North 28 degrees 18 minutes 33 seconds West a distance of 115 feet; thence run North 56 degrees 31 minutes 35 seconds East a distance of 277.4 feet to Shelby County Highway #17.

Subject to easements, restrictions, and rights of way of record.

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 1st day of April, 19 83.

WITNESS:

*[Signature]*  
1983 AUG 31 AM 9:31

*[Signature]* 200  
150  
100

*[Signature]* (Seal) Bruce Cummings

*[Signature]* (Seal) Gail Cummings

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bruce Cummings and Gail Cummings 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 1st day of April, A. D., 19 83.

Form ALA-31

*[Signature]*  
P.O. Box - 37  
Maylene, Al. 35114

*[Signature]*

Notary Public.

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