

(Name) Wallace, Ellis & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-6 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 ONE AND NO/100 (\$1.00) DOLLARS

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

G. M. McNeel and wife, Mable L. McNeel

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

G. M. McNeel and wife, Mable L. McNeel

(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:

Commence at a point where the North boundary of SE 1/4 of NE 1/4 of Section 30, Township 20 South, Range 2 East intersects the center of the Yellow-leaf-Robinson Public Road; and run thence Southerly along the center of said Public Road 995 feet and 4 inches to the center of a road which connects the said Yellow leaf Robinson Road with the road which was formerly Old Highway #25 and now locally known as the "J. M. Robertson Road"; thence run Southeasterly along the center of said connecting road to its intersection with the West boundary of said Old Highway 25 or the road known locally as the "J.M. Robertson Road"; thence Northeasterly along said Old Highway 25 to its intersection with the East boundary of said Quarter Quarter Section; thence run North along the East boundary of said Quarter Quarter Section to the NE corner of said Quarter Quarter Section; thence run West along the North boundary of said Quarter Quarter Section to the point of beginning; EXCEPT Right of way of said Yellow-leaf-Robinson Public Road.

SUBJECT TO: Transmission line permits to Alabama Power Company recorded in the Probate Office of Shelby County, Alabama in Deed Book 129, page 77; in Deed Book 197, page 383; and Right of way deed to Shelby County recorded in said Probate Office in Deed Book 256, page 894; and Rights acquired by Alabama Power Company under deed dated March 24, 1966 recorded in said Probate Office in Deed Book 241, page 841, 842, & 843.

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 October, 1974.

STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT FILED
1974 NOV 26 AM 8:10
U.C.C. FILE NUMBER
REC. BK. & PAGE AS SHOWN
Cameal McNeel
JUDGE OF PROBATE

(Seal)
(Seal)
(Seal)

G. M. McNeel (Seal)
Mable L. McNeel (Seal)
(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 G. M. McNeel and Mable L. McNeel 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 22nd day of October, A. D., 1974.

Rt 1 Box 475 Janice Brasler
Wilsonville Ala
35186
Notary Public.

BOOK 289 PAGE 747
BOOK 034 PAGE 347

Northeast Corner
 SE $\frac{1}{4}$; NE $\frac{1}{4}$;
 Section 30;
 T20S; R2E
 (Point Inaccessible)

Because of
 Backwater of
 Yellowleaf Creek)

664.0' To & Road

94°-29'

1,157.4 On & (Deed Value 995'-4")
 Yellowleaf-Robinson Public Road
 (Shelby County Highway #441)

17.0 Acres ±

Date: 5-13-85
 Scale: 1"=200'

BOOK 034 PAGE 348

STATE OF ALABAMA
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 1985 JUL 16 PM 1:30
 Rec 5
 Sub 1
 6
 JUDGE OF PROBATE

I, Lewis M. Armstrong, a registered Civil Engineer and Land Surveyor in the State of Alabama, do hereby certify that I have made a survey of the above shown property, a description of which is given below.

Lewis M. Armstrong
 Lewis, M. Armstrong Reg. No. 2201

A parcel of land lying in the SE $\frac{1}{4}$; NE $\frac{1}{4}$; Section 30; T20S; R2E described in Deed Book 267, Page 361 recorded in the Office of the Judge of Probate of Shelby County, Alabama, and more fully described as follows:

Starting at the northeast corner of the said SE $\frac{1}{4}$; NE $\frac{1}{4}$; Section 30; T20S; R2E, which is the point of beginning, run westerly along the north boundary line of said SE $\frac{1}{4}$; NE $\frac{1}{4}$ a distance of 664.0 feet to the center line of the Yellowleaf-Robinson Public Road (Shelby County Highway #441). Thence turn 94 degrees-29 minutes to the left and run southerly a distance of 1,157.4 feet (value given in deed of 995 feet-4 inches is in error) to the middle of the intersection of a chert road connecting said Highway #441 with the Old Harpersville Road (Old Shelby County Highway #25, and now known locally as the "J. M. Robertson Road"). Thence turn 67 degrees-00 minutes to the left and run down center of said Connecting Road a distance of 414.0 feet to the center of said J. M. Robertson Road. Thence turn 77 degrees-23 minutes left and run northeasterly 114.0 feet. Thence 13 degrees-37 minutes left for 100.0 feet. Thence 8 degrees-42 minutes left and run northeasterly along Old Highway #25 to the intersection with the east boundary line of said Section 30. Thence turn 9 degrees-56 minutes left and run northerly along said east boundary line of said Section 30 for 566.7 feet to the point of beginning.

Said parcel of land lies in the said SE $\frac{1}{4}$; NE $\frac{1}{4}$; Section 30; T20S; R2E and contains 17.0 acres, more or less.