

This instrument was prepared by:
(Name) Daniel M. Spitler
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. Robert F. McLeroy, Jr.
(Address) 104 Beacon Drive
Columbiana, Alabama 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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,
ROBERT F. MCLEROY, JR. and wife, ANGELA MCLEROY
(herein referred to as grantors) do grant, bargain, sell and convey unto
ROBERT F. MCLEROY, JR. and wife, ANGELA MCLEROY

(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:

Beginning at an iron rail marking the SW corner of Section 19, Township 21 South, Range 1 East; thence run Easterly along the South boundary line of said Section 19 a distance of 420.0 feet to a point; thence turn an angle of 90 deg. 25 min. 17 sec. to the left and run a distance of 200.00 feet to a point; thence turn an angle of 89 deg. 34 min. 43 sec. to the left and run a distance of 420.00 feet to a point on the west boundary line of said Section 19; thence turn an angle of 90 deg. 25 min. 17 sec. to the left and run Southerly along said section line a distance of 200 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SW 1/4 of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama. ALSO: A roadway easement described as follows: Commence at an iron rail marking the SW corner of Section 19, Township 21 South, Range 1 East, thence run Easterly along the South boundary line of said Section 19 a distance of 420.0 feet to the point of beginning; thence continue along said boundary line a distance of 549.92 feet to the West margin of Beacon Road; thence turn an angle of 89 deg. 36 min. 44 sec. to the left and run North along Beacon Road a distance of 20.0 feet to a point; thence turn an angle of 90 deg. 23 min. 16 sec. to the left and run Westerly a distance of 550.21 feet to a point; thence turn an angle of 90 deg. 25 min. 17 sec. to the left and run a distance of 20.0 feet to the point of beginning.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 126 page 129 in Probate Office of Shelby County, Alabama.
Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
Mineral and mining rights being assessed by M. Brian Gordon and Harris M. Gordon.
The purpose of this deed is to re-convey the property to Grantors herein with survivorship.

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 for 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 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 6th day of April, 19 87.

WITNESS STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1987 APR 22 AM 9:47

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, Daniel M. Spitler, a Notary Public in and for said County, in said State, hereby certify that Robert F. McLeroy, Jr. and wife, Angela McLeroy whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this 6th day of April, 19 87, that being informed of the contents of the conveyance they executed the same voluntarily on the 6th day of April, 19 87.

Given under my hand and official seal this 6th day of April, A.D., 19 87

Daniel M. Spitler

Robert F. McLeroy, Jr.