

1602

This Form furnished by

This instrument was prepared by
(Name) Ronald E. Jackson, Atty. at Law
(Address) P.O. Box 66, Pelham, AL 35124



Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

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 Four Hundred Fifty Five and 18/100----- DOLLARS
(\$2,455.18)

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

(herein referred to as grantors) do grant, bargain, sell and convey unto
Elmer B. Sullivan and Ethel L. Thomas, an unmarried woman,

(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:

BOOK 168 PAGE 769

Part of the SW1/4 of NW1/4 of Section 7, Township 20 South, Range 1 West, and part of
the SE1/4 of NE1/4 of Section 12, Township 20 South, Range 2 West, being more particularly
described as follows: Begin at the Northwest corner of the SW1/4 of NW1/4 of Section 7,
Township 20 South, Range 1 West and run thence East along the North line of said
quarter-quarter section 315 feet; thence turn an angle of 90 deg. 00 min. 30 sec. to the
right and run South, parallel with the East line of said quarter-quarter section, a
distance of 210 feet to the Southeast corner of property described in Deed Book 230 at
page 741, Office of Judge of Probate of Shelby County, Alabama, which is the point of
beginning of the parcel herein described; thence continue South along said same course
a distance of 210 feet; thence turn an angle of 89 deg. 59 min. 30 sec. to the right and
run West, parallel with the North line of said quarter-quarter section, a distance
of 522.4 feet, more or less, to a point on the West line of the grantors property,
as designated in Deed Book 242 at page 344 in said Probate Office; thence run
Northeasterly, along the West line of said grantors property, a distance of 249 feet,
more or less, to the South line of said property as described in Deed Book 230 at page
741 in said Probate Office; thence run East, along the South line of said parcel
described in Deed Book 230 at page 741, a distance of 420.62 feet, more or less, to the
point of beginning, subject to easements and rights of way of record.

Grantor's address:
Elmer B. Sullivan
20 Sullivan Drive
Chelsea, AL 35043

Grantees' address:
Ethel L. Thomas
1310 Harrison Road
Bessemer, AL 35020

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,.....have hereunto set.....hand(s) and seal(s), this.....
day of January, 19 88.

WITNESS:

Aiki Daniel

Elmer B. Sullivan (Seal)

(Seal)
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JAN 26 AM 8:53

1. Doc. Tax \$ 2.80 (Seal)
2. Mtg. Tax _____ (Seal)
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 6.00

STATE OF ALABAMA }
Shelby COUNTY }

Thomas A. Swindler, Jr.
JUDGE OF PROBATE

General Acknowledgment

I, Aiki Daniel, a Notary Public in and for said County, in said State,
hereby certify that Elmer B. Sullivan
whose name is Elmer B. Sullivan signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance that he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 20th day of January, A. D., 1988.

Form ALA-31 My commission expires: 12-21-91 Aiki Daniel
This document was prepared without benefit of survey or proof of title in the Notary Public.