

This instrument was prepared by

1763

(Name) E. Donald Haney

(Address) 1695 Burning Tree Drive Pelham, AL 35124

Form 1-1-5 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 FOUR THOUSAND AND NO/100 (\$4,000.00) DOLLARS and the assumption of the hereinafter described mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, E.D. Haney And Jeanne L. Haney, Joint Trust

(herein referred to as grantors) do grant, bargain, sell and convey unto Steve Dunnaway And Sandra G. Dunnaway

(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:

Begin at the Southwest corner of Section 16, Township 21 South, Range 3 West; thence north along the west line of said Section 16 for 316.00 feet to the point of beginning; thence continue north along said west line 895.00 feet to the southwest right of way of Climax Street as shown on map of R.E. Whaley's map of the Town of Maylene, as recorded in Map Book 3 page 75 in the Shelby County Probate Office; thence right 104 deg. 23 min. in a southeasterly direction along said southwest right of way 340.00 feet to the northwest corner of Lot 35 of said map; thence right 57 deg. 10 min. in a southeasterly direction along the west line of said Lot 35 for 448.30 feet to the southeast corner of said lot 35, said corner being on the north line of Lot 33 of said map; thence right 99 deg. 24 min. in a westerly direction along said north line of lot 33 for 155.00 feet to the northwest corner of said Lot 33; thence left 96 deg. 30 min. in a southerly direction along the west line of said Lot 33 for 360 feet to the southwest corner of said Lot 33; thence right 103 deg. 34 min. in a westerly direction 415 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject To:

1. Right of Way granted to Shelby County by instrument recorded in Deed Book 152 page 174 and Deed Book 152 Page 537 in Probate Office.
2. All minerals of every kind and character, now owned, including but not limited to oil, gas, sand and gravel in, on, and under subject property.

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 August, 1988.

WITNESS:

Ruth C. Moor

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
88 AUG 23 PM 1:05

E. Donald Haney (Seal)
Jeanne L. Haney (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

Alabama COUNTY

General Acknowledgment

1. Notary Fee (Seal) 4.00
2. Misc Fee 4.00
3. Recording Fee 7.50
4. Insuring Fee 1.00
TOTAL 16.50

I, undersigned E. Donald Haney and Jeanne L. Haney, a Notary Public in and for said County, in said State, hereby certify that we 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, we executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, A. D., 1988.

Sandi Dunnaway
Route 2 Box 277-A
Maylene, AL 35114

Notary Public.