

This instrument was prepared by:  
(Name) Courtney Mason & Associates, PC  
(Address) 100 Concourse Parkway, Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:  
(Name) Ronny D. Landrum  
(Address) 201 Alamosa Drive  
Montevallo, Alabama 35115

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

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of TWELVE THOUSAND FIVE HUNDRED FIFTY THREE AND NO/100ths DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Donald A. Veren and wife, Ann H. Veren (herein referred to as grantors) do grant, bargain, sell and convey unto Ronny D. Landrum and wife, Carol S. Landrum (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, the following described real estate situated in SHELBY County, Alabama to-wit:

Parcels of land in the North 1/2 of the SE 1/4 of Section 22, Township 21 South, Range 3 West described as follows: From the NE corner of the SE 1/4, Section 22, Township 21 South, Range 3 West, Shelby County, Alabama. Run Westerly along the 1/4 line 1375 feet; thence run South 10 deg. 55 min. East 38.4 feet to the beginning point of subject lot: From said point, continue said course 495.79 feet; thence run North 78 deg. 00 min. 23 sec. East 212.01 feet; thence run North 10 deg. 21 min. 07 sec. West 451.91 feet; run thence South 89 deg. 49 min. 57 sec. West 213.82 feet, back to the beginning point. Commence at the Northeast corner of the SE 1/4 of Section 22, Township 21 South, Range 3 West; thence run West along the North line of said 1/4-1/4 Section a distance of 1160.0 feet to the point of beginning; thence continue West along the last described course a distance of 215.0 feet; thence turn left 101 deg. 57 min. 46 sec. and run Southeasterly a distance of 38.40 feet; thence turn left 79 deg. 24 min. 40 sec. and run Easterly a distance of 214.30 feet; thence turn left 101 deg. 08 min. 15 sec. and run Northwesterly a distance of 33.20 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

Inst # 1992-30908

12/22/1992-30908  
09:03 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 19.50

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.

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 9 day of December, 19 92.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

FLORIDA DRIVER LIC # VE5018123322  
Donald A. Veren (Seal)  
Donald A. Veren  
Ann H. Veren (Seal)  
Ann H. Veren  
FLORIDA DRIVER LIC # VE5004831551 (Seal)

STATE OF ~~ALABAMA~~ <sup>FLORIDA</sup> }  
~~ESCAMBIA~~ <sup>SHELBY</sup> COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald A. Veren and wife, Ann H. Veren whose name 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 9th day of December A.D., 19 92

APR 16, 1995 / Commission # CC099596  
My Commission Expires:

Faye R. Baldwin  
Notary Public  
Faye R. Baldwin