

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Inst # 1995-11488

That in consideration of FORTY NINE THOUSAND SEVEN HUNDRED SEVENTY FIVE & NO/100---- (\$49,775.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Irene Barronton, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto Paul W. George and wife, Karen D. George (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the NE 1/4 of the NW 1/4 of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama described as follows: From the accepted SW corner of the NE 1/4 of the NW 1/4 of Section 9, Township 19 South, Range 2 East, run thence Mag. South 79 deg. 00 min. East a distance of 844.80 feet; thence turn 57 deg. 25 min. left and run 619.35 feet; thence turn 16 deg. 32 min. left and run 467.90 feet; thence turn 07 deg. 46 min. left and run 37.80 feet; thence turn 112 deg. 14 min. left and run 38.22 feet to a point on the Westerly boundary of County Highway #467 (80 foot right of way), being the point of beginning of herein described lot; thence continue along said course a distance of 390.78 feet; thence turn 112 deg. 14 min. right and run 205.62 feet; thence turn 67 deg. 46 min. right and run 382.33 feet to a point on the Westerly boundary of aforementioned County Highway #467; thence turn 110 deg. 01 min. 10 sec. right and run 202.57 feet to the point of beginning of herein described lot; being situated in Shelby County, Alabama.

Also a right of way granted to Janice Barronton by instrument recorded in Real 38 page 415 in the Probate Office and all rights hereby assigned to grantee.

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

\$49,366.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 321 Highway 467, Vincent, Alabama 35178

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 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 stated 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, I have hereunto set my hand and seal, this 1st day of May, 1995.


Irene Barronton (SEAL)

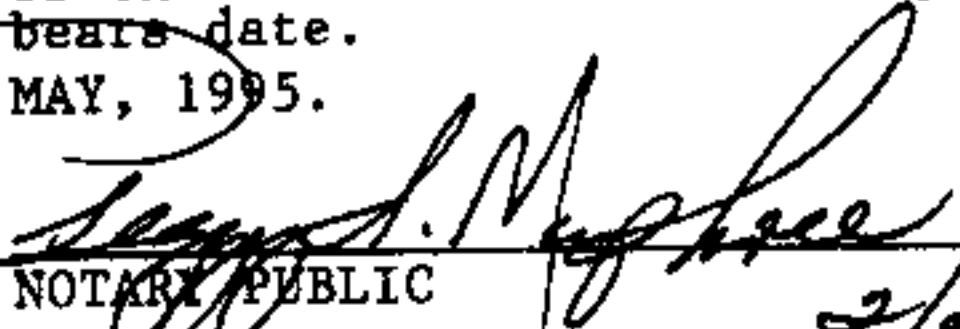
05/03/1995-11488
10:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MGD 11.50

STATE OF ALABAMA
COUNTY OF SHELBY)

I, the undersigned, hereby certify that Irene Barronton, a single individual, whose name is 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, she executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS 1st DAY OF MAY, 1995.

MY COMMISSION EXPIRES
PEGGY I. MURPHY
MY COMMISSION EXPIRES
2/20/99


NOTARY PUBLIC
2/20/99