

This deed was prepared by T.E. Bonner, 21st Street, B'ham, Ala.

Form 1-1-5 Rev. 5-65

5026

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 THIRTY-FIVE HUNDRED AND NO/100 DOLLARS

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

T. E. Bonner and wife, Nell C. Bonner

(herein referred to as grantors) do grant, bargain, sell and convey unto

Roland V. Lee, Jr. and wife, Shirley K. Lee or the Survivor

(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

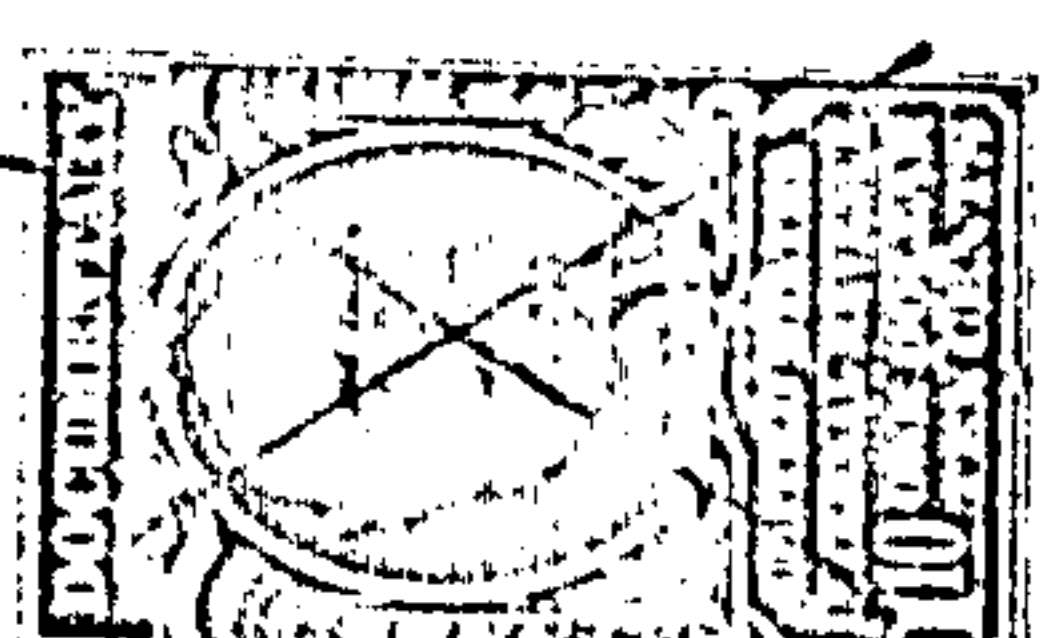
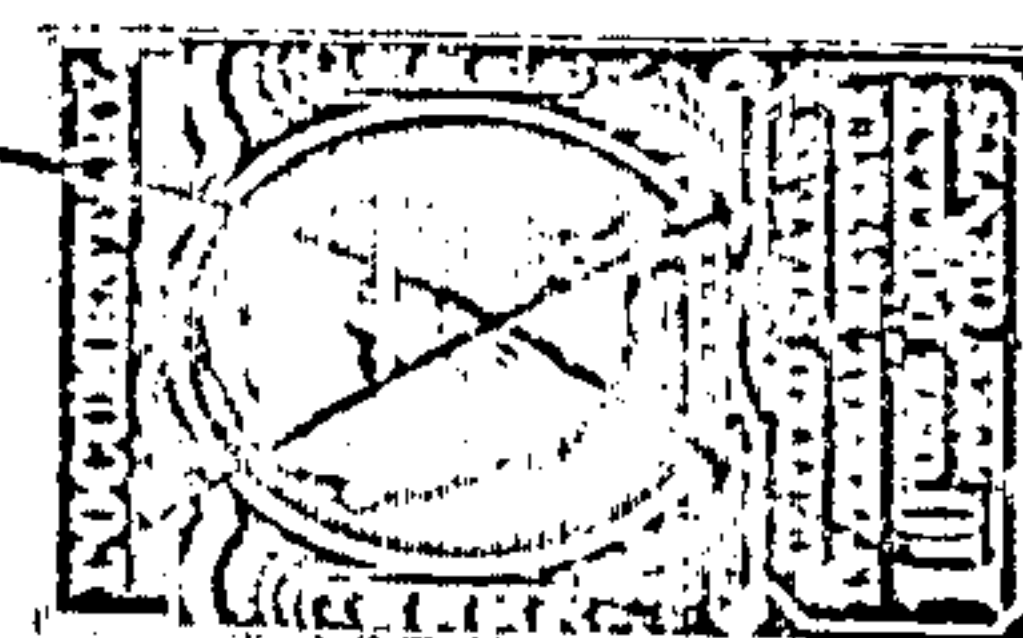
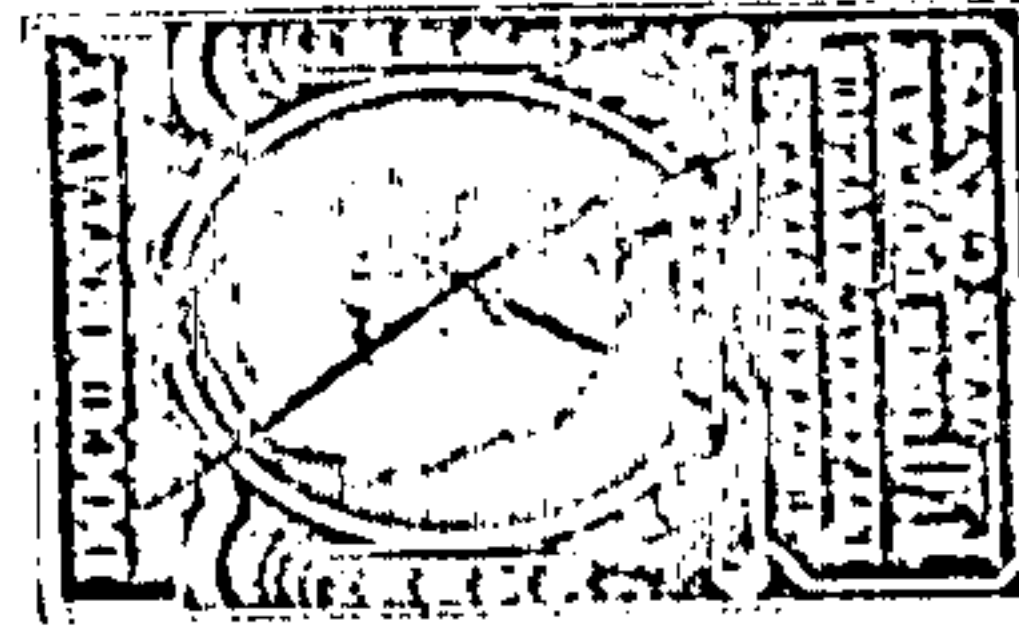
in Shelby County, Alabama to-wit:

Lot No. 23, according to Map or Plat of Indian Hills Subdivision First Sector, recorded in Map Book 4 at Page 81 in the Office of the Judge of Probate of Shelby County, Alabama, except oil, gas, petroleum, sulfur, and the privileges in connection therewith as recorded in Deed Book 127 at page 140 in the Office of the Judge of Probate of Shelby County, Alabama.

Grantees herein accept title subject to the following:

1. Taxes for the year 1966.
2. Oil, gas, petroleum, sulfur, and the privileges in connection therewith, as recorded in Deed Book 127, Page 140.
3. 50 foot building set back line as shown on recorded map of subdivision.
4. Easement for telephone and telegraph lines, public utilities, sanitary sewers, storm sewers, and/or open storm drains, as shown on recorded map of said subdivision.
5. Utility easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company, dated October 24, 1963, filed on November 20, 1963, and recorded in Deed Book 228, Page 165, in the Probate Office of Shelby County.
6. Gas extension and Mortgage agreement for development purposes by and between Alabama Gas Corporation and T. E. Bonner as recorded in Deed Book 228, Page 266.
7. Rights claimed under the Water Company agreement recorded in Deed Book 229, Page 112.

All of the exceptions mentioned above are recorded in the Probate Office of Shelby County, Alabama.

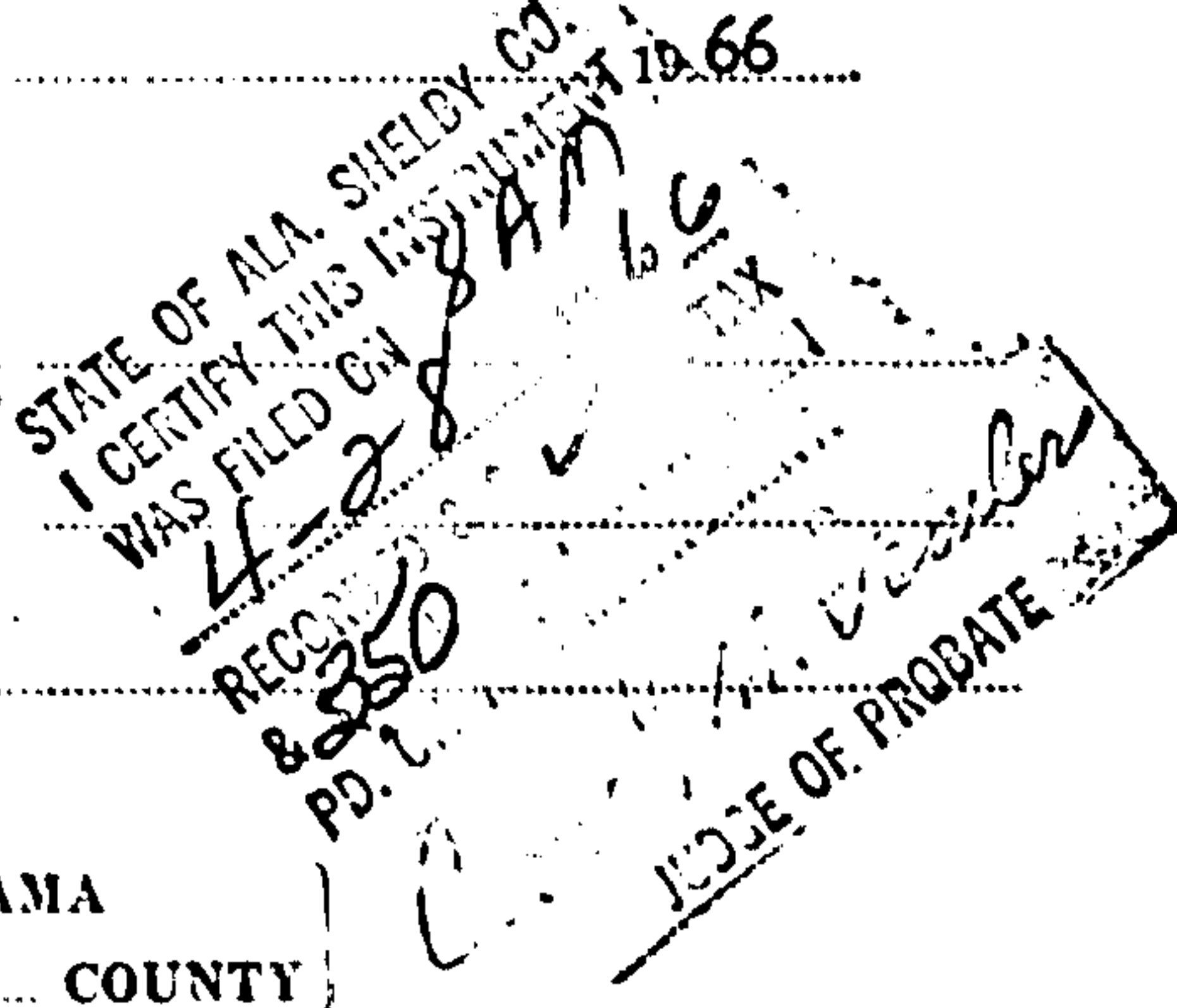


TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 23rd day of April 1966

WITNESS:



T. E. Bonner (Seal)

Nell C. Bonner (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, J. S. McIntosh, a Notary Public in and for said County, in said State, hereby certify that T. E. Bonner and wife, Nell C. Bonner whose names they 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 23rd day of April, A. D., 1966

J. S. McIntosh
Notary Public.

BOOK 241 PAGE 945