

This instrument was prepared by

3143

(Name).....Martha Robbins

(Address).....3040 Montgomery Highway, Birmingham, Alabama

Form 1-1-5 Rev. 1-64
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 EIGHT THOUSAND AND NO/100- - - - -DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
HARRY W. DEARING, III, and wife, MARY S. DEARING
(herein referred to as grantors) do grant, bargain, sell and convey unto

TERRY G. ARNOLD and wife, ELEANOR M. ARNOLD
(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:

A parcel of land in the Town of Montevallo, Alabama, more particularly described
as follows: Begin at the intersection of the South boundary of Morgan Street
with the East boundary of Middle Street, as shown at page 37 of Map Book 3,
Office of the Judge of Probate, Shelby County, Alabama, and run thence in al
Southwesterly direction to and along the Southeast margin of Morgan Street to
the East margin of Shelby Street; thence run in a southerly direction along
the East margin of Shelby Street to the Northerly bank of Shoal Creek; run
thence up stream along the bank of said Creek to the point thereon where the
East line of Middle Street, if projected to said Creek, will intersect the
Northerly bank of said Creek; run thence Northerly along said line of Middle
Street, if projected as aforesaid, to point of beginning, subject to Highway
Right of Way.

Subject to: Rights claimed by Shelby County under the public road right of
way deed dated April 13, 1935, and recorded in Deed Book 98 at page 353, and
dated April 13, 1935, and recorded in Deed Book 98 at page 304. Easement for
right of way across said property reserved by deed dated August 25, 1902, and
recorded in Deed Book 29 at page 188. Easement for sewer line held by the
City of Montevallo, Alabama, which crosses said 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 4th
day of April, 1970.

WITNESS:

.....(Seal)
.....(Seal)
.....(Seal)

Harry W. Dearing III (Seal)
Mary S. Dearing (Seal)

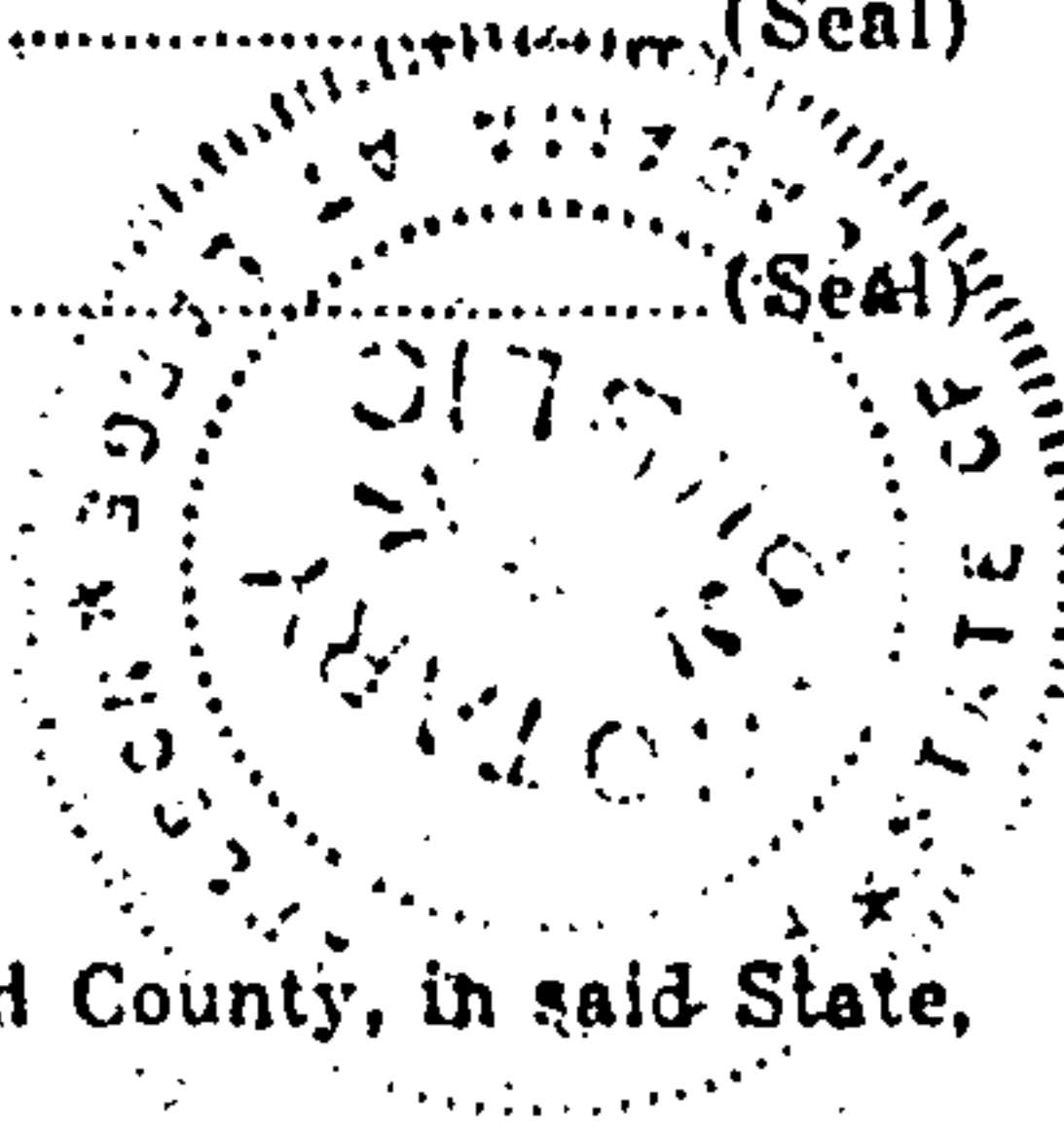
STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, F. E. Richardson, a Notary Public in and for said County, in said State,
hereby certify that Harry W. Dearing, III, and wife, Mary S. Dearing
whose names 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 4th day of April, A. D., 1970

F. E. Richardson
Notary Public.



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