

This instrument was prepared by

(Name) Hewitt L. Conwill, Attorney at Law

(Address) Columbiana, Alabama 35051

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 One Dollar and Other Valuable Considerations ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, RICHARD T. McGRAW and wife, LALLOUISE McGRAW

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

HEWITT L. CONWILL and wife, DIANE CONWILL

(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 containing three and zero-tenths (3.0) acres, more or less, and located in Sec. 10, T-19-S, R-2-E, and more particularly described as follows: Commence at the intersection of the east line of Sec. 10 and the north bank of Spring Creek and run W-SW ly along the north bank of Spring Creek 160.0 ft. Thence continue to run W-Sw ly along the north bank of Spring Creek 377.0 ft. to a point on a property line. Thence continue along the north bank of the same creek in a W-SW ly direction for a distance of 233.0 ft. to a point on a property line. Thence continue along the north bank of the same creek in a W-SW ly direction for a distance of 218.0 ft. to the point of beginning. Thence run northward and parallel to the east line of Sec. 10 for a distance of 732.0 ft. Turn 90 degrees westward and run 172.0 ft. Turn 90 degrees southward and run 788.0 ft. to the north bank of Spring Creek. Thence run E-NE ly along the north bank of Spring Creek 182.0 ft. to the point of beginning.

Together with the easement and right-of-way for Ingress and Egress to and from said property over the lands of the Grantors by way of the road which is now in place upon said property, and also, a 15 ft. easement for road right-of-way along the north property line of the above discribed property and along the north property line of the Clinkscales and Hoyle lots as shown by survey attached as Exhibit A. This 15 ft. right-of-way is to connect with the road which is now in place. Said easement and right-of-way shall be appurtenant to the above discribed property and shall run with the title to 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 26th day of SEPTEMBER, 1972.

WITNESS:

(Seal)

(Seal)

(Seal)

RICHARD T. McGRAW (Seal)

LALLOUISE McGRAW (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

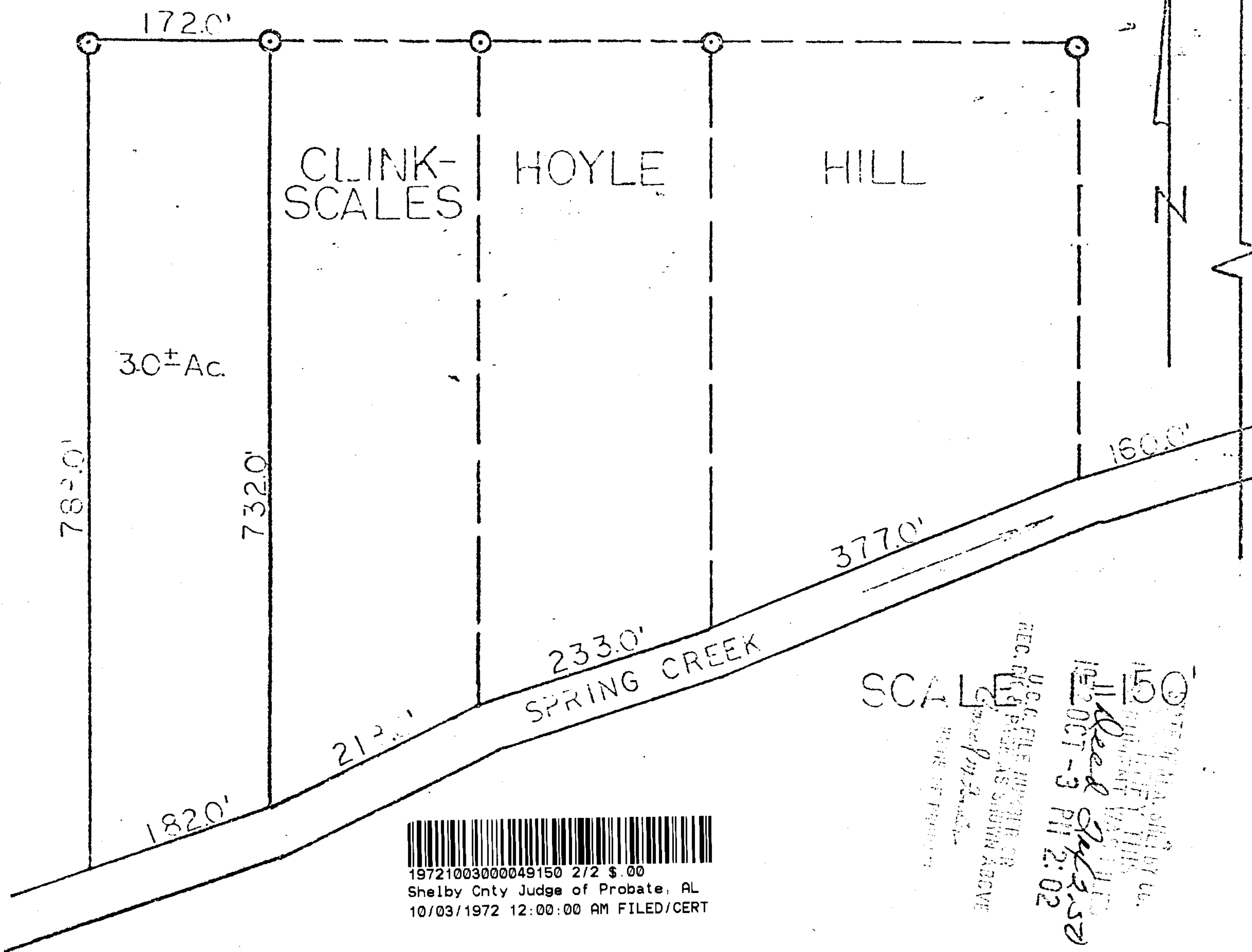
I, The Undersigned Authority, a Notary Public in and for said County, in said State, hereby certify that RICHARD T. McGRAW and wife, LALLOUISE McGRAW whose names ARE signed to the foregoing conveyance, and who ARE known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of SEPTEMBER, A. D. 1972.

Robert A. Miller Notary Public.

My Commission expires August 21, 1974.

CONWILL PROPERTY MAP

N.E. COR.
SEC. 10

I, W.J. Roberts, a registered land surveyor of the state of Alabama, do hereby certify the foregoing to be a true map or plat of the following described property to wit:

A parcel of land containing three and zero-tenths (3.0) acres, more or less, and located in Sec. 10, T-19-S, R-2-E, and more particularly described as follows: Commence at the intersection of the east line of Sec. 10 and the north bank of Spring Creek and run W-Sw ly along the north bank of Spring Creek 160.0 ft. Thence continue to run W-Sw ly along the north bank of Spring Creek 377.0 ft. to a point on a property line. Thence continue along the north bank of the same creek in a W-Sw ly direction for a distance of 233.0 ft. to a point on a property line. Thence continue along the north bank of the same creek in a W-Sw ly direction for a distance of 218.0 ft. to the point of beginning. Thence run northward and parallel to the east line of Sec. 10 for a distance of 732.0 ft. Turn 90 degrees westward and run 172.0 ft. Turn 90 degrees southward and run 788.0 ft. to the north bank of Spring Creek. Thence run E-Ne ly along the north bank of Spring Creek 132.0 ft. to the point of beginning.

In accordance with my survey this 11th day of Sept. 1972.

W. J. Roberts
W. J. Roberts

Reg. No. 3515