

This instrument prepared by Charles A. J. Beavers
702 Jefferson Federal Building
Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Jefferson

COUNTY

Know All Men By These Presents,

5941
19730530000030110 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/30/1973 12:00:00 AM FILED/CERT

That in consideration of One Thousand Dollars and other good and valuable considerations DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is
acknowledged we, Henry C. Denman, Jr., and wife, Theresa Ann Denman
(herein referred to as grantors) do grant, bargain, sell and convey unto
Ronald O'Neill Durham and wife, Jeanna Marie Durham

(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 County, Alabama to-wit:

Part of the SE 1/4 of the SE 1/4 of Sec. 16 T-19-S-R-2-W and being more particularly
described as follows: Commence at the NE corner of the SW 1/4 of SE 1/4 of said Section,
thence in a westerly direction and along the North line of same, for a distance of
220.00 feet, thence turn an angle of 49 deg. 38' to the left in a southwesterly
direction for a distance of 25.02 feet, thence turn an angle of 80 deg. 46' to the
left in a southeasterly direction for a distance of 150.00 feet, thence turn an angle
of 80 deg. 46' to the right in a southwesterly direction for a distance of 247.63 feet,
thence turn an angle of 92 deg. 24' to the left in a southeasterly direction for a
distance of 186.40 feet, thence turn an angle of 17 deg. 40' to the right in a south-
easterly direction for a distance of 64.00 feet, thence turn an angle of 105 deg. 35'
to the left in a northeasterly direction for a distance of 202.18 feet to the point
of beginning of the property described herein; thence continue along the last named
course for a distance of 191.80 feet, thence turn an angle of 97 deg. 27' to the right
in a southeasterly direction for a distance of 119.49 feet, thence turn an angle of 84
deg. 35' to the right in a southwesterly direction for a distance of 191.80 feet, thence
turn an angle of 103 deg. 32' to the right in a northwesterly direction for a distance of
115.90 feet to the point of beginning.

Subject to the following:

1. Current taxes.
2. Transmission line permit in favor of Alabama Power Company dated 14th May, 1947 and
recorded in Deed Book 129 page 564 in Probate Office.
3. Title to minerals underlying caption lands with mining rights and privileges pertaining
thereto, as reserved in Deed Book 5 page 353.

\$42,900.00 of the above recited purchase price was paid from a mortgage loan closed
simultaneously herewith.

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 ~~we~~ (we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant
with the said GRANTEES, their heirs and assigns, that ~~xxxx~~ (we are) lawfully seized in fee simple of said
premises; that they are free from all encumbrances: except as set forth herein;

that ~~xx~~ (we) have a good right to sell and convey the same as aforesaid; that ~~x~~ (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 and seal^s, this 25th
day of May, 19 73.

WITNESS:

Henry C. Denman, Jr.
Henry C. Denman, Jr.
Theresa Ann Denman
Theresa Ann Denman

RETURN TO *Chas. Denman*

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

This form furnished by
ALABAMA TITLE COMPANY, INC.
Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street
Birmingham, Alabama 35203

*\$500
215*

19730530000030110 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/30/1973 12:00:00 AM FILED/CERT

LOUISVILLE TITLE INSURANCE
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of Alabama }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, _____, a Notary Public in and for said County, in said State,
hereby certify that Henry C. Denman, Jr., and wife, Theresa Ann Denman
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 25th day of May A. D., 1973.

Chas. Denman
Notary Public

State of _____ }
_____ COUNTY }

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State,
hereby certify that
whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this _____ day of _____

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1973 MAY 30 AM 9:06
U.C.C. FILE N. INDEX OR
REF. BK. & PAGE N. SHOWN ABOVE
Corroborated
JUDGE OF PROBATE

State of _____ }
_____ COUNTY }

Corporation Acknowledgment

I, _____, a Notary Public in and for said County in said State,
hereby certify that
whose name as _____ of
a Corporation, 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, he, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand, this the _____ day of _____

Notary Public