

This instrument prepared by  
(Name) Jim McClain Realty Company, Inc. 7646  
(Address) 3166 Cahaba Heights Plaza, Birmingham, Alabama 35243

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventeen thousand and no/100 ----- (17,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
James M. Richardson and LaVera Richardson, his wife  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
William James Nealy and Louise L. Nealy  
(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:

The North 1/2 of NW 1/4 of SE 1/4 of Section 34, Township 19 South, Range 1 East, according  
to survey of Frank W. Wheeler, Registered Land Surveyor, dated December 1, 1972, LESS  
and EXCEPT the following portion thereof situated to the East of an existing fence,  
which said parcel is owned by the Respondents, James W. Caswell and wife, Mary Frances  
Caswell, to-wit: Begin at the NE corner of the North 1/2 of the NW 1/4 of the SE 1/4 of  
Section 34, Township 19 South, Range 1 East; thence run West along the North line of  
said 1/4-1/4 section a distance of 28.79 feet; thence turn an angle of 86 degrees 12 feet  
15 minutes to the left and run a distance of 343.66 feet; thence turn an angle of 2  
degrees 17 feet to the left and run a distance of 317.00 feet to the South line of the  
North 1/2 of the NW 1/4 of the SE 1/4 of Section 34, Township 19 South, Range 1 East; thence  
turn an angle of 92 degrees 36' 30" to the left and run East along the South line of  
said North 1/2 of the NW 1/4 of the SE 1/4 a distance of 65.00 feet to the SE corner; thence  
turn an angle of 90 degrees 39' 30" to the left and run North along the East line of  
said North 1/2 of the NW 1/4 of the SE 1/4 a distance of 660.00 feet to the point of beginning.  
Situated in the North 1/2 of the NW 1/4 of the SE 1/4 of Section 34, Township 19 South, Range  
1 East, Shelby County, Alabama.

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Shelby Cnty Judge of Probate, AL  
07/31/1973 12:00:00 AM FILED/CERT

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,  
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 ~~X~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,  
their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 27th

day of July, 1973

STATE OF ALABAMA }  
JEFFERSON COUNTY }  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE  
1973 JUL 31 AM 11:49  
INSTRUMENT WAS FILED  
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JUDGE OF PROBATE

(Seal) James M. Richardson  
(Seal) LaVera Richardson  
(Seal)

General Acknowledgment

STATE OF ALABAMA }  
JEFFERSON COUNTY }  
I, James T. McClain, a Notary Public in and for said County, in said State,  
hereby certify that James M. Richardson & LaVera Richardson  
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 HAVE executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 27th day of July, A.D. 1973

James T. McClain  
Notary Public  
ALABAMA