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This instrument was prepared by Harrison and Conwill, Attorneys at Law,
Columbiana, Alabama 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Five Thousand and no/100 Dollars and other good and valuable consideration to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James F. Shackelford and wife, Lillian J. Shackelford (herein referred to as grantors) do grant, bargain, sell and convey unto Ralph D. Sanderson and Carla J. Sanderson (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:

All that part of the $SE\frac{1}{4}$ of $NE\frac{1}{4}$ and $SW\frac{1}{4}$ of $NE\frac{1}{4}$ lying North of the L & N Railroad right-of-way and South of Buck Creek. Also, all that portion of the $SE\frac{1}{4}$ of $NW\frac{1}{4}$ lying North of the L & N Railroad right-of-way and South of Buck Creek and East of the Helena to Acton Road. Situated in Section 15, Township 20 South, Range 3 West. LESS & EXCEPT Spur track belonging to L & N Railroad as described in Deed Book 42, Page 629.

From the northwest corner of $SE\frac{1}{4}$ of $NW\frac{1}{4}$, Section 15, Township 20 South, Range 3 West, looking South along the west line thereof, turn an angle to the left of 44 deg. 09 min. and run southeasterly for 164.4 feet; thence left 16 deg. 09 min. for 179.15 feet; thence left 23 deg. 27 min. for 30 feet; thence right 87 deg. 18 min. for 56.25 feet; then right 3 deg. 43 min. for 156.96 feet to the point of beginning of the land herein described; thence from said point of beginning thus obtained, turn an angle left of 92 deg. 02 min. and run easterly for 180.20 feet; thence right 97 deg. 41 min. for 69.7 feet; thence left 95 deg. 14 min. for 49.35 feet; thence right 90 deg. for 19.30 feet; thence left 96 deg. 32 min. for 247.04 feet to the north bank of Buck Creek; thence right 93 deg. 25 min. for 125.45 feet across Buck Creek to the north line of the Rolling Mill property; thence right 34 deg. 50 min. for 37.23 feet; thence left 11 deg. 09 min. for 74.30 feet; thence right 9 deg. 00 min. for 102.30 feet; thence right 6 deg. 30 min. for 37.80 feet; thence right 14 deg. 00 min. for 60.0 feet; thence right 12 deg. 30 min. for 34.80 feet; thence left 7 deg. 55 min. for 31.95 feet; thence left 26 deg. 34 min. for 246.80 feet to the north line of a public road; thence right 67 deg. 50 min. and along said north line of the public road for 330.1 feet to the west line of said $SE\frac{1}{4}$ of $NW\frac{1}{4}$; thence continue along the same course for 46 feet to the southeast corner of the lot formerly known as the Keef lot; thence right 76 deg. 23 min. and in a northerly direction parallel with the west line of said $SE\frac{1}{4}$ of $NW\frac{1}{4}$ to Buck Creek; thence easterly up Buck Creek to the east line of the Helena-Acton Road right-of-way; thence northerly along the east line of said road right-of-way to the point of beginning. Less any portion lying West of Helena to Acton Road. EXCEPTING mineral and mining rights to all above lands that lies in the $SW\frac{1}{4}$ of $NW\frac{1}{4}$ and also all above land that lies east of Ridge and North of Creek in $SE\frac{1}{4}$ of $NW\frac{1}{4}$, Section 15, Township 20, Range 3 West. Also EXCEPT 30 foot right-of-way sold to Town of Helena, as described in Deed Book 187, Page 390.

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Shelby Cnty Judge of Probate, AL
04/26/1974 12:00:00 AM FILED/CERT

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 do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this 25th day of

April, 1974.

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Shelby Cnty Judge of Probate, AL
04/26/1974 12:00:00 AM FILED/CERT

James F. Shackelford
James F. Shackelford
Lillian J. Shackelford
Lillian J. Shackelford

STATE OF ALABAMA
Shelby COUNTY

I W. L. Cowie, a Notary Public in and for said County, in said State, hereby certify that James F. Shackelford and wife, Lillian J. Shackelford, 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 April, 1974.

W. L. Cowie
Notary Public

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