

This instrument was prepared by

(Name) David L. Shaner

(Address) Route 1 Box 91C Chelsea, Alabama 35043

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 Ten and no/100 DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Cecil L. Hodgens and wife, Nellie M. Hodgens

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

David Lee Shaner and wife, Patricia Ann Hodgens Shaner

(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:

That part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 20 South, Range 2 West,
described as follows: Beginning at the Southeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section
1, Township 20 South, Range 2 West, thence run North 87° - 36' West a distance of 465.0
feet to the point of beginning. Continue along the same line for a distance of 70.0 feet
from point of beginning to the East right-of-way boundary line of Shelby County Road No.
36, thence run along East right-of-way boundary line of County Road having a magnetic
bearing of North 37° - 24' East for 421.0 feet, this point being the intersection of the
East right-of-way boundary line of Shelby County Road No. 36 and the South right-of-way
boundary line of Shelby County Road No. 11. Thence run along the South right-of-way
boundary line of Shelby County Road No. 11, having a bearing of North 72° - 52' East
for a distance of 288.0 feet, thence run South 0° - 30' East along the East $\frac{1}{4}$ line for a
distance of 70.0 feet, thence run South 52° - 50' West for 580.0 feet to the point of
beginning. Containing 1.5 acres of land, this parcel of land being located in the NW $\frac{1}{4}$
of the NW $\frac{1}{4}$ of Section 1, Township 20 South, Range 2 West, located in Shelby County,
Alabama.

This parcel of land is a part of that parcel of land deeded to Cecil L.
Hodgens from W. A. Belcher located in deed book 290, page 29.

Grantor retains a 30.0-foot wide right-of-way adjacent and parallel to the
South and East boundary lines of 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 5th
day of April, 1975.

WITNESS:

A J Stone (Seal)

(Seal)

(Seal)

Cecil L. Hodgens (Seal)
Cecil L. Hodgens

Nellie M. Hodgens (Seal)
Nellie M. Hodgens

STATE OF ALABAMA

SHELBY

COUNTY

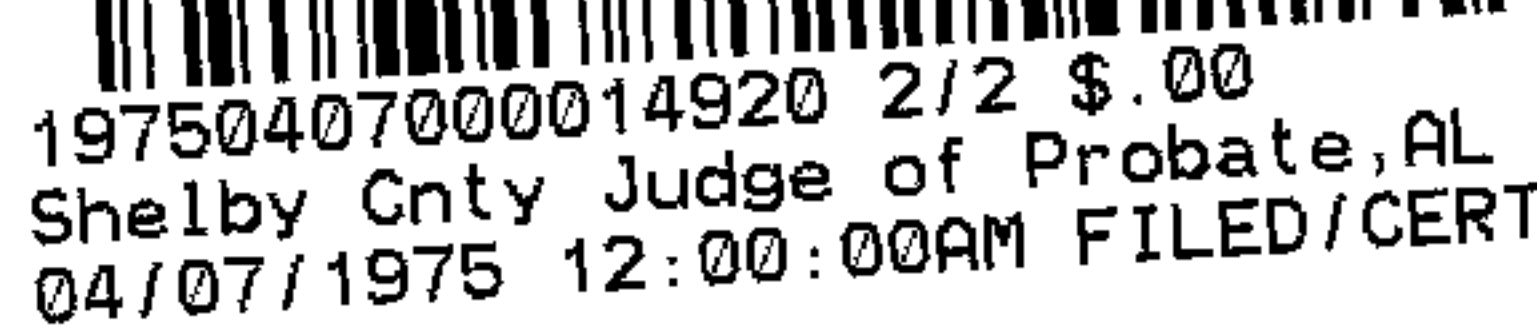
General Acknowledgment

I, Derna K. Stone, a Notary Public in and for said County, in said State,
hereby certify that Cecil L. Hodgens and wife, Nellie M. Hodgens
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 5th day of April, A. D., 1975.

Derna K. Stone
Notary Public.

Commission expires 7-20-75



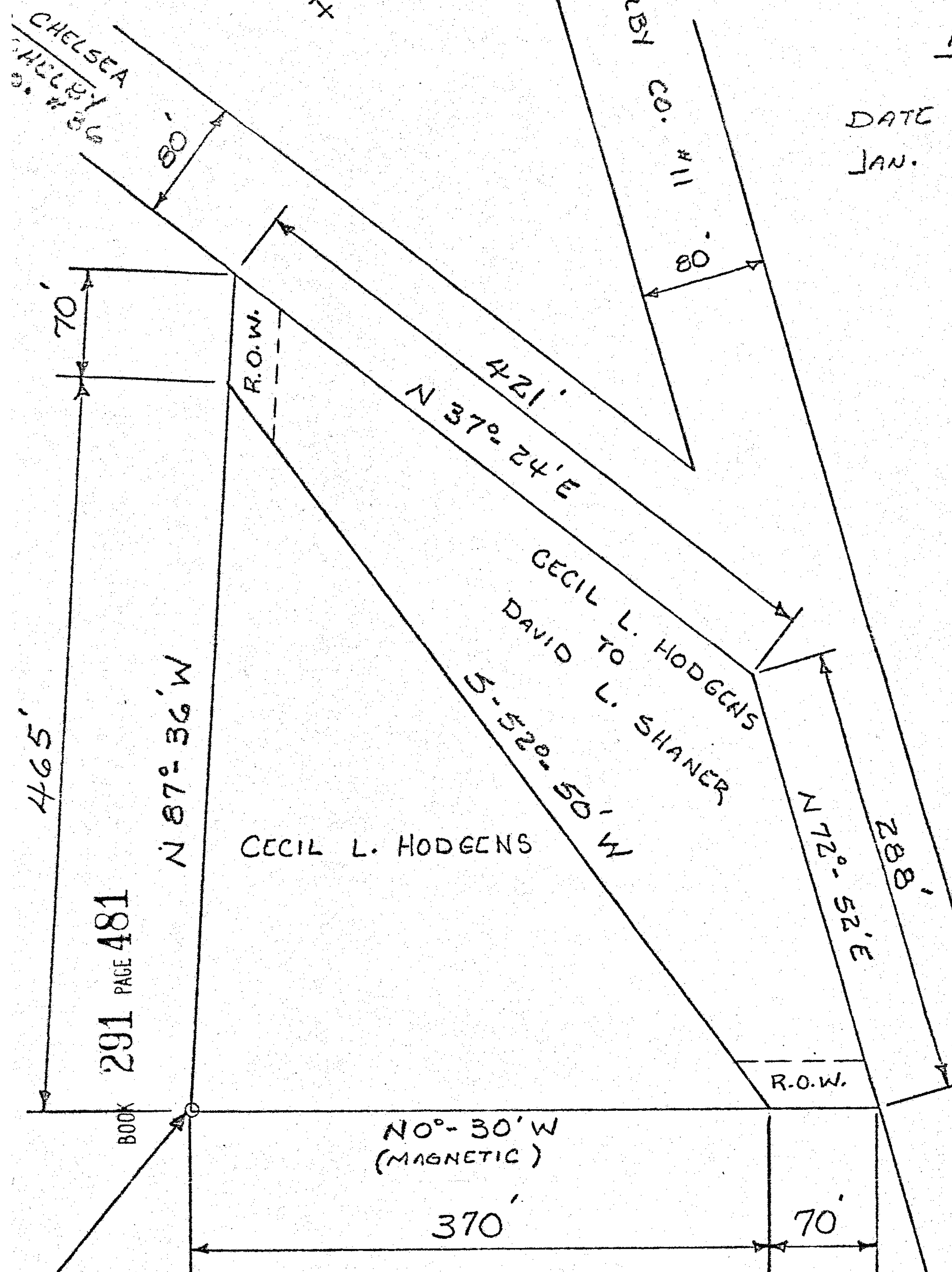
ALABASTER

NORTH

DATE OF SURVEY:
JAN. 1, 1975

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Continued on next page
JUDGE OF PROBATE

STATE OF ALA. SULLIVAN CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Reed
Chas 58
1975 APR - 7 AM 10:02



S.E. CORNER OF
NW $\frac{1}{4}$ OF NW $\frac{1}{4}$
OF SEC. 1, T. 20S,
R. 2W SHELBY COUNTY, ALA.

I CERTIFY THE ABOVE TO BE
A TRUE AND ACCURATE SURVEY
AS SHOWN.

DAVID L. SHANNED

David L. Moore

3-16-75

144. L.S. #9235