

This instrument was prepared by

(Name) Norman L. Collum

3425

(Address) 3300 Montgomery Highway, Birmingham, Alabama

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 FIVE THOUSAND NINE HUNDRED AND NO/100 (\$5,900.00) DOLLARS

See Mtg 345-405

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

Jimmy Ray Stagner and wife, Carol A. Stagner

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

William D. McConnell and wife, Wilma C. McConnell

(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:

Lot #104 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Eng. on October 5, 1965, and being more particularly described as: Begin at the intersection of the Southerly right-of-way line of 2nd Place and the Easterly right-of-way line of Louisville & Nashville Railroad, said right-of-way lines as shown on the map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence southeasterly along said right-of-way line of 2nd Place for 116.14 feet; thence 88 deg. 35 min. 30 sec. right and run Southwesterly for 85.00 feet; thence 91 deg. 24 min. 30 sec. right and run Northwesterly for 133.58 feet to a point on the Easterly right-of-way line of Louisville & Nashville Railroad; thence 99 deg. 50 min. 30 sec. right and run Northeasterly along said right-of-way line of Louisville and Nashville Railroad for 89.08 feet to the point of beginning; situated in Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

Grantees herein agree to assume and pay that certain mortgage from Jimmy R. Stagner and wife, Carol A. Stagner to North American Acceptance Corporation dated March 23, 1973, recorded in Mortgage Book 329, Page 779, in Probate Office, securing \$7920.36, which has been assigned to Southern Discount Company on May 13, 1974, as shown by Misc. Book 8, Page 8, in said Probate Office.

\$3,250.00 of the above recited consideration was paid from the proceeds of a second mortgage closed simultaneously with the delivery of this deed.

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 9th day of April, 1975

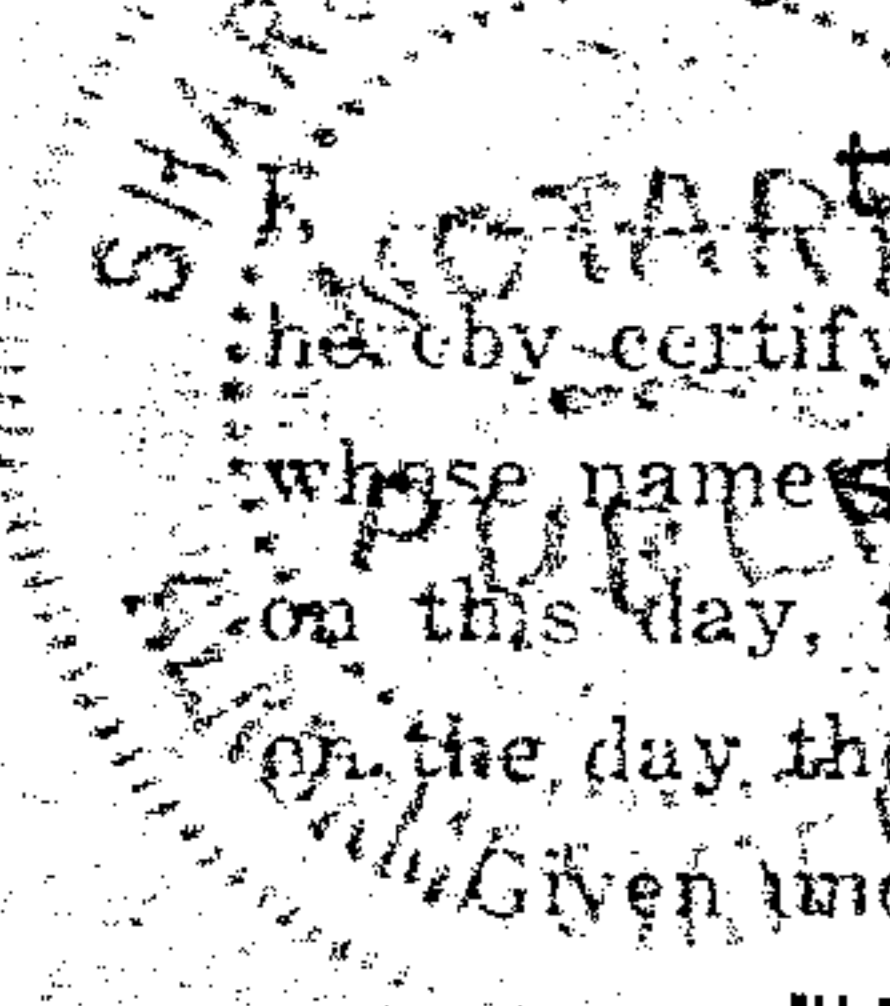
BOOK 291 PAGE 777

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
Carol A. Stagner
REC. BOOK & PAGE AS SHOWN ABOVE
1975 APR 16 11:10:11
Read July 5, 80

Jimmy Ray Stagner (Seal)
Jimmy Ray Stagner
Carol A. Stagner (Seal)
Carol A. Stagner (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment



the undersigned a Notary Public in and for said County, in said State, do hereby certify that Jimmy Ray Stagner and wife, Carol A. Stagner 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 9th day of April, A. D. 1975

Sharon E. Pardue
Notary Public.

19750416000018670 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/16/1975 12:00:00AM FILED/CERT