

This instrument was prepared by

(Name) Calvin B. Watts

(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 SIX THOUSAND AND NO/100 (\$6,000.00) DOLLARS

see mtg 345-513

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Norman L. Collum, an unmarried man (herein referred to as grantors) do grant, bargain, sell and convey unto

Robert G. Davis and wife, Lettie Davis

(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:

A lot in the town of Calera, Alabama, described as follows: Commencing at the point of intersection of the east right-of-way line of the Birmingham-Montgomery Highway, being U. S. Highway 31, with the center line of the L & N Railroad Company's "Y" track in the town of Calera and run thence North 2 deg. 53 min. east for a distance of 662.13 feet to an iron pin for point of beginning of the lot herein described; thence run South 88 deg. 45 min. east along the north line of lot belonging to Calera Motor Company a distance of 240.10 feet to an iron pin on West right-of-way line of the "Y" tract of the said L & N Railroad Company; thence North 13 deg. 15 min. east along the west right-of-way line of said "Y" track for a distance of 76.64 feet to an iron pin; thence run north 88 deg. 45 min west for a distance of 253.92 feet to an iron pin on east right-of-way line of 12th Street or Montgomery Avenue; run thence South 2 deg. 53 min. West for a distance of 75 feet to the point of beginning, and being part of lands described As Blocks 2 and 3 of the Map of Calera, Alabama, drawn by the South and North Alabama Railroad Company and showing the division of the Lands between said Railroad Company, and others, as shown of record in Deed Book 3, Page 112, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record. Grantees herein agree to assume and pay that certain mortgage to Central State Bank, recorded in Real Book 338, Page 96, in the Probate Office of Shelby County, Alabama.

Four thousand and no/100 Dollars (\$4,000.00) of the consideration recited above was paid from the proceeds of a purchase money mortgage executed 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.

BOOK 291 PAGE 851

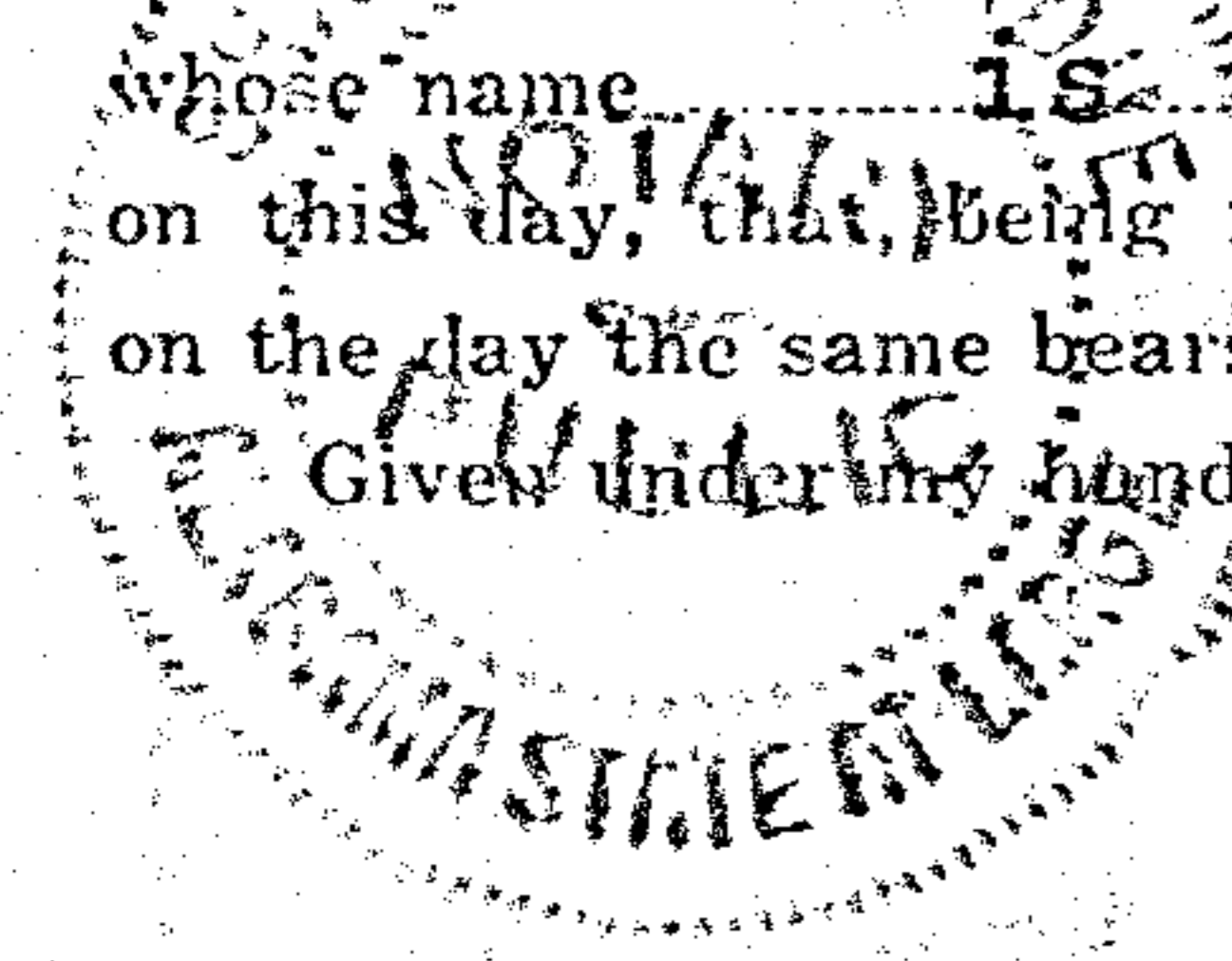
IN WITNESS WHEREOF I have hereunto set my hand(s) and seal(s), this 22nd day of April, 1975.

WITNESS: (Seal) Norman L. Collum (Seal) (Seal) (Seal)

STATE OF ALABAMA Shelby COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norman L. Collum, an unmarried man whose name 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of April, A. D., 1975



Sharon E. Pascoe Notary Public

19750423000019750 1/1 \$.00 Shelby Cnty Judge of Probate, AL 04/23/1975 12:00:00AM FILED/CERT

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