

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

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 TWO THOUSAND, FIVE HUNDRED AND NO/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, The First National Bank of Birmingham and Dorothy Downs Schroeder as Co-Executors of the Estate of Roy Downs, Deceased; William M. Schroeder and wife, Dorothy Downs Schroeder (herein referred to as grantors) do grant, bargain, sell and convey unto

Joseph William Hannah and wife, Linda Gail Hannah

(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:

Lots 1 and 2, in Block 61, according to the plan and Survey of Dunstan's Map of Calera, Alabama.

This instrument is executed without warranty or representation of any kind on part of the undersigned, The First National Bank of Birmingham and Dorothy Downs Schroeder, as Co-Executors of the Will of Roy Downs, deceased, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in their individual or corporate capacities and the undersigned expressly limit their liability hereunder to the property now or hereafter held by them in the representative capacity named.

19751030000060490 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/30/1975 12:00:00AM 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 I (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 10th day of October, 1975.

WITNESS:

William M. Schroeder (Seal)
Dorothy Downs Schroeder (Seal)
(Dorothy Downs Schroeder) (Seal)

By

THE FIRST NATIONAL BANK OF BIRMINGHAM, as Co-Executor of the Will of Roy Downs, decd.

Henry A. Long Jr. (Seal)
Vice President and Trust Officer

Dorothy Downs Schroeder (Seal)
Dorothy Downs Schroeder

AS CO-EXECUTORS OF THE ESTATE OF ROY DOWNS, DECEASED (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 William M. Schroeder and wife, Dorothy Downs Schroeder whose name S 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 10th day of October, A.D. 1975.

James E. Calver
Notary Public

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Henry A. Long, Jr. whose name as Vice-President and Trust Officer of the First National Bank of Birmingham is signed to the foregoing conveyance and he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Co-Executor as aforesaid.

Given under my hand and official seal this 10th day of October, 1975

STATE OF ALABAMA)
SHELBY COUNTY)

Alison C. G. Long

Notary Public

My Commission Expires April 25, 1979

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy Downs Schroeder, whose name is signed to the foregoing conveyance as Co-Executor of the Estate of Roy Downs, Deceased, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of October, 1975.

James E. Culbert
Notary Public

My Commission Expires October 3, 1978
Bonded by Western Surety Company



19751030000060490 2/2 \$.00
Shelby Cnty Judge of Probate, AL
10/30/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 OCT 30 AM 11:17
Filed Oct 2, 80
Carole J. Johnson
JUDGE OF PROBATE

RETURN TO

P.O. Box 266

TO

Calena 3506

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

250
300
5.50

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.

Title Insurance
BIRMINGHAM, ALA.