

THIS INSTRUMENT PREPARED BY: HENRY V. SALEMI, ATTORNEY AT LAW,
ADDRESS: 600 FARLEY BUILDING, BIRMINGHAM, ALABAMA 35203

DEED, STATUTORY WARRANTY, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 354 - Page 869
That for and in consideration of Fifty Two Thousand Five Hundred and no/100 (\$52,500.00) Dollars to the undersigned Grantor, Deposit Guaranty National Bank and Trust Company of Jackson, Mississippi, as Trustee under the Last Will and Testament of Howard H. Knowles, Deceased, (hereinafter referred to as Grantor) in hand paid by Eugene E. Shirley and Anna Grace Shirley, (hereinafter referred to as the Grantees) the receipt whereof is hereby acknowledged, the said Grantor does grant, bargain, sell and convey unto said Eugene E. Shirley and Anna Grace Shirley 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:

"Commence at the Southeast corner of the Southeast quarter of the Southwest Quarter of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence in a westerly direction along the south boundary of said quarter-quarter section 417.52 feet to the point of beginning; thence continue in a Westerly direction along said south boundary 549.98 feet; thence turn 93 degrees 07 minutes to the right in a Northwesterly direction 550.00 feet; thence turn 89 degrees 58 minutes to the right in a Southeasterly direction 361.00 feet; thence turn 1 degree 25 minutes to the left in an Easterly direction 143.41 feet; thence turn 86 degrees 54 minutes to the right in a southeasterly direction 523.35 feet, more or less, to the point of beginning. Less and except that part which lies within the right of way of the Pelham-Helena Highway."

\$30,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with the delivery of this Deed.

TO HAVE AND TO HOLD, the said above described property to the said Grantees, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining, 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 of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, said Grantor, by A. L. Huff
Assistant Trustee and as Trustee under the Will of Howard H. Knowles, Deceased, who is authorized to execute this conveyance, has hereunto set his signature and seal this 29 day of April, 1976.

DEPOSIT GUARANTY NATIONAL BANK & TRUST
COMPANY OF JACKSON, MISSISSIPPI, AS TRUSTEE
UNDER THE WILL OF HOWARD H. KNOWLES, DECEASED.

BY A. L. Huff
TRUST OFFICER

19760528000049840 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/28/1976 12:00:00AM FILED/CERT

STATE OF MISSISSIPPI)
COUNTY OF HINDS)

I, Ruth C. Robinson, a Notary Public in and for said County in said State, hereby certify that C. L. Hugg, whose name as Assistant Trust Officer of Deposit Guaranty National Bank & Trust Company of Jackson, Mississippi, a Corporation, as Trustee under the Will of Howard H. Knowles, deceased, is signed to the foregoing instrument, and who, is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he, as such Officer, and with full authority for and as the act of said Corporation, acting in its capacity as Trustee under the Will of Howard H. Knowles as aforesaid.

Given under my hand and official seal this 29 day of April, 1976.

Ruth C. Robinson
NOTARY PUBLIC

My Commission Expires:

19760528000049840 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/28/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAY 28 AM 10:17
Deed Book 2252
Candace Robinson
JUDGE OF PROBATE

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