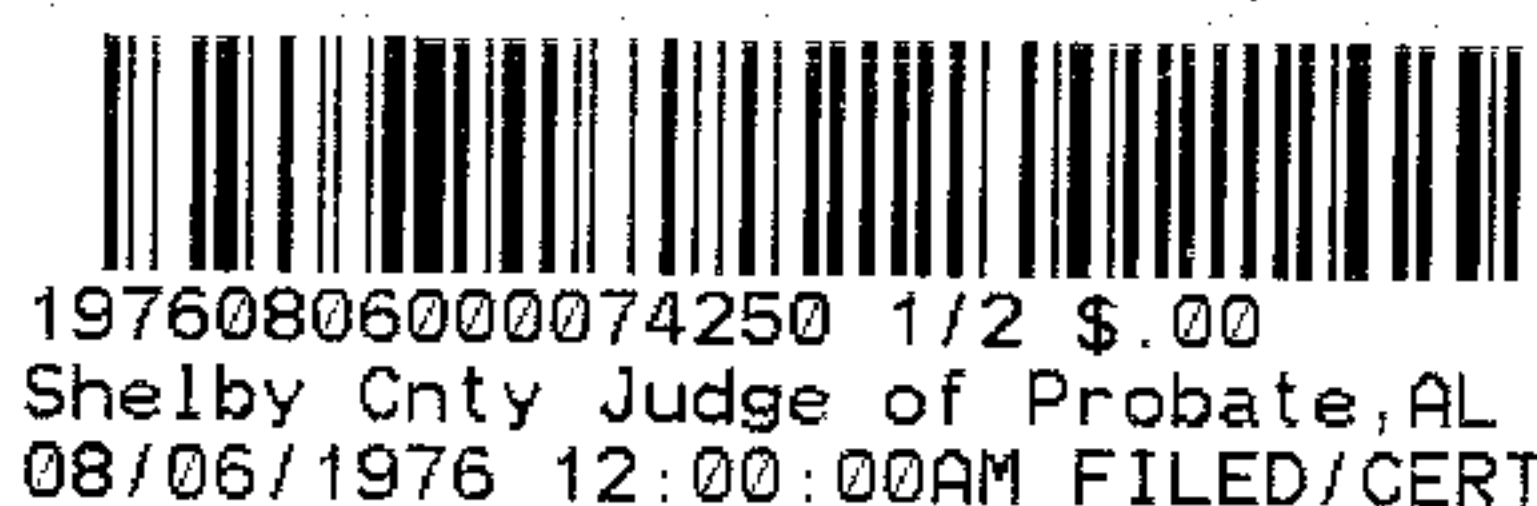


(Name) Richard C. Duell, III

(Address) 11 West Oxmoor Road, Birmingham, Alabama 35209



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 TWENTY TWO THOUSAND AND NO/100 (\$22,000.00) DOLLARS

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

Dorcas Cox Brown, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

D. E. Hammond and wife, Nancy W. Hammond
(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 parcel of land situated partly in the SW $\frac{1}{4}$ -SE $\frac{1}{4}$ and partly in the NW $\frac{1}{4}$ -SE $\frac{1}{4}$ of Section 13, Township 18 South, Range 1 West and more particularly described as follows: Commence at the SW corner of the above described SW $\frac{1}{4}$ -SE $\frac{1}{4}$ and run North along the west line of said SW $\frac{1}{4}$ -SE $\frac{1}{4}$ and the West line of said NW $\frac{1}{4}$ -SE $\frac{1}{4}$ for 1,875.00 feet; thence 90° 00' right and East for 265.37 feet to the Point of Beginning; thence continue East along the last named course for 317.57 feet; thence 85° 15' right and South 4° 45' East for 1,438.92 feet to the Northwesterly boundary of County Highway #41; thence 63° 20' 15" right and South 58° 35' 15" West along the Northwesterly boundary of said Road for 187.97 feet to the P.C. of a Curve to the left having a central angle of 10° 43' 40" and a Radius of 3,047.16; thence continue along the arc of said curve and boundary of said road in a Southwesterly direction for 253.0 feet; thence run North 2° 15' 46" West for 1,673.92 feet to the Point of beginning. Mineral and mining rights excepted.

This conveyance is subject to easements and restrictions of record.

"Seller is the owner of the adjoining land being 12.45 acres more or less being more particularly described as follows: A parcel of land situated partly in the SW $\frac{1}{4}$ -SE $\frac{1}{4}$ and partly in the NW $\frac{1}{4}$ -SE $\frac{1}{4}$ of Section 13, Township 18 South, Range 1 West and more particularly described as follows: Commence at the SW corner of the above described SW $\frac{1}{4}$ -SE $\frac{1}{4}$ for the Point of beginning; thence run North along the West line of said SW $\frac{1}{4}$ -SE $\frac{1}{4}$ and the NW $\frac{1}{4}$ -SE $\frac{1}{4}$ for 1,875.00 feet; thence 90° 00' right and East for 265.37 feet; thence 87° 44' 14" right and South 2° 15' 46" East for 1,673.92 feet to the Northwesterly boundary of County Highway #41, said Point being on the arc of a curve that is concave to the left in a Southwesterly

(CONTINUED ON THE REVERSE SIDE HEREOF)

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, I have hereunto set my hand(s) and seal(s), this 29th day of July, 1976.

WITNESS:

Dorcas Cox Brown
Dorcas Cox Brown
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorcas Cox Brown, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of July, A. D. 1976.

Notary Public.

direction having a central angle of 100° 43' 40" and a Radius of 3,047.16 feet; thence Southwesterly along the arc of said curve and road boundary for 317.54 feet to the South line of the above described SW $\frac{1}{4}$ -SE $\frac{1}{4}$; thence run South 88° 15' 15" West along the North line of last said $\frac{1}{4}$ - $\frac{1}{4}$ for 84.93 feet to the Point of Beginning."

Seller covenants and agrees that no dwelling or building of less than 1800 square feet shall be constructed on this property and that no livestock will be allowed to be pastured on this property.

This aforesaid covenant shall run with the adjoining land..

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 AUG -6 AM 8:36

Recd July 22 00

Conrad M. Broussard

JUDGE OF PROBATE



19760806000074250 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/06/1976 12:00:00AM FILED/CERT

SUNNY REALTY, INC.
BIRMINGHAM, ALABAMA 35203
PHONE 879-4741
REALTORS

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

2200
300
100
26.00

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
112 NORTH 21st STREET
BIRMINGHAM, ALABAMA 35203

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