

Samuel L. Russell

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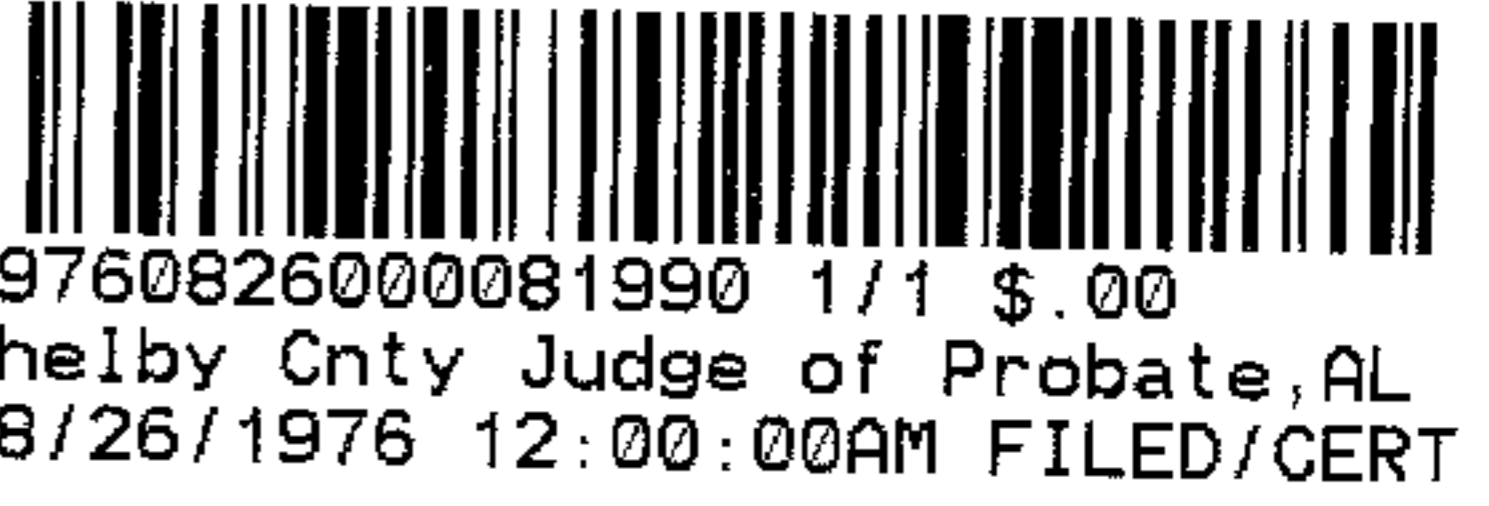
118 North 18th St. Bessemer, Alabama 35020
(No Title Search Performed)

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY COUNTY

Know All Men By These Present



That in consideration of Fifteen Thousand and No/100 (\$15,000.00)----- DOLLARS

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

James R. Curren and Billy G. Riley

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

Maurice E. Craft and wife, Diane M. Craft

(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:

Parcel One:

From the Southwest corner of the NE 1/4 of the NE 1/4 Section 7, Township 21 South, Range 2 East, run East along the South boundary of said quarter-quarter a distance of 156.15 feet to the point of beginning; thence left 100° 21 min. a distance of 22.52 feet; thence right 104° 15 min. a distance of 103.96 feet; thence right 75° 19 min. a distance of 15.18 feet; thence right 110° 47 min. a distance of 102.51 feet to the point of beginning, except that part which lies below elevation 397 based on mean sea level datum.

Parcel Two:

Begin at a point which is North 153.44 feet, and East 111.49 feet from the SW corner of the NE 1/4 of the NE 1/4 of Section 7, Township 21 South, Range 2 East; thence run North 78° 12 min. East a distance of 100.00 feet; thence run South 11° 48 min. East a distance of 193.80 feet; thence turn an angle of 105° 32 min. to the right and run a distance of 103.79 feet; thence run North 11° 48 min. West a distance of 166.00 feet to the point of beginning.

There is also conveyed to grantees, their heirs, successors, and assigns the right to use the present boat launching sites of grantors on Lay Lake for the purpose of launching boats for their private use, together with the right to fish from the bank of Lay Lake on both the above described parcels of property now owned by grantors.

There is also conveyed to grantees, their heirs, successors, and assigns two (2) 10 ft. X 50 ft. Mobile homes; being located on the above described parcels of property now owned by grantors. B.C.R. J.R.C.

Both parcels subject to easements and rights of way of record, and subject to the water line of Lay Lake.

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:

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.

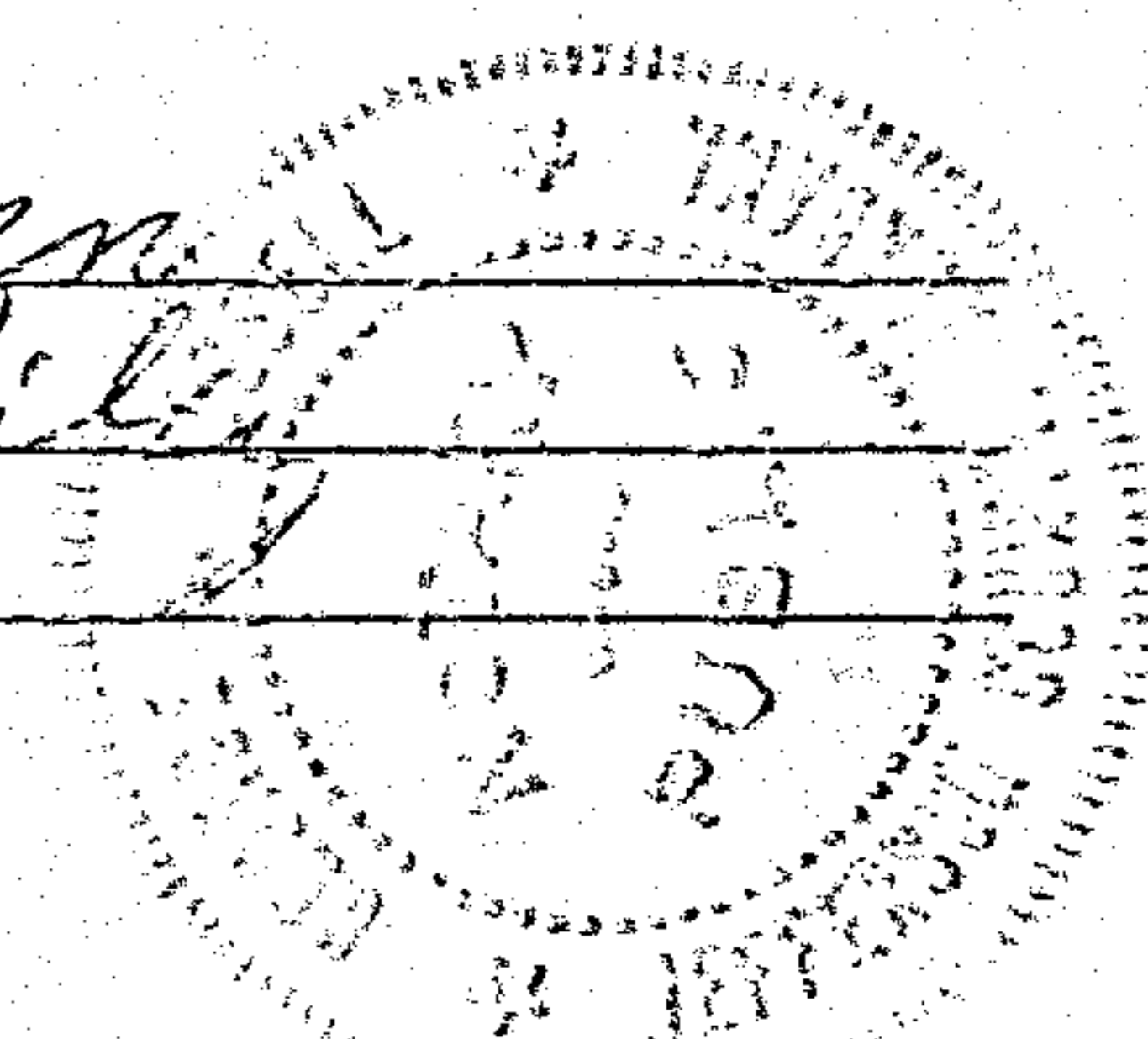
IN WITNESS WHEREOF, we have hereunto set our hand and seals, this 13th day of August, 1976.

WITNESS:

1976 AUG 26 PM 2:27
Deed J.R.C. 1500
Curren & Riley

JUDGE OF PROBATE

James R. Curren
Billy G. Riley



State of ALABAMA

SHELBY COUNTY

General Acknowledgement

I, George W. Russell, a Notary Public in and for said County, in said State, hereby certify that James R. Curren and Billy G. Riley 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 13th day of August A. D., 1976

George W. Russell
Notary Public

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