

This instrument was prepared by

(Name) Warren B. Crow III

(Address) 2012 Sixth Avenue North, Birmingham, Alabama 35203

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 One Thousand and No/100-----(\$1,000.00)-----DOLLARS and other good and valuable consideration

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

Helen Crow Mills and husband, John C. Mills

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

Kenneth Wayne Duffey and wife, Peggy Ruth Duffey

(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:

Commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama for point of beginning; thence run West along the South line of said quarter-quarter section a distance of 210.0 feet; thence angle right 89 degrees 03 minutes and run North 210.0 feet; thence angle right 90 degrees 57 minutes and run East 210.0 feet; thence angle right 89 degrees 03 minutes and run South 210.0 feet to point of beginning; said property containing 1.012 acres more or less.

EXCEPT:

1. Taxes due in 1976.
2. Easements to Alabama Power Company in Deed Book 130, Page 168.
3. Easements and right of way to Southern Natural Gas Company in Deed Book 92, Page 519 and Deed Book 213, Page 145.
4. Mineral and mining rights and rights incident thereto, excepted.

19761002000094190 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/02/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 OCT -2 PM 4:54
Deed Book 950
JUDGE OF PROBATE

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, we have hereunto set our hand(s) and seal(s), this 19th day of July, 1976.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Helen Crow Mills (Seal)
John C. Mills (Seal)
_____(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Janice J. Kent, a Notary Public in and for said County, do hereby certify that Helen Crow Mills and husband, John C. Mills, 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 19th day of July

My Commission Expires: 8-12-77

Notary Public.