

This instrument was prepared by

(Name) (Mrs.) Pam Lucas

(Address) 1031 South 21st Street, Birmingham, Alabama 35205

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fourteen Thousand Five Hundred and No/100 Dollars -----

to the undersigned grantor, Shepherd Realty Company, Inc., a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Arthur D. Chandler and wife Aneda H. Chandler

(herein referred to as GRANTEEES) 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:

Lot 6, Block 5, according to the survey of Kerry Downs, as recorded in Map Book 5,
pages 135 and 136, in the Probate Office of Shelby County, Alabama.

The above described property is conveyed subject to the following:

1. Taxes due and payable October 1, 1976.
2. Restrictions contained in Misc. Volume 5, page 86 and adoption of its covenants
recorded in Misc. Volume 5, page 625, in the Probate Office of Shelby County,
Alabama.
3. Easement to Alabama Power Company recorded in Volume 109, page 293; Volume 126,
page 343; Volume 146, page 381; Volume 176, page 68; Volume 184, page 166;
Volume 141, page 298 and Volume 145, page 387, in said Probate Office.
4. Easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company
recorded in Volume 281, page 497, in said Probate Office.
5. Agreement with Alabama Power Company and Kerry Downs recorded in Misc. Volume 5,
page 626, in said Probate Office.
6. Easement as shown by recorded map.

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Shelby Cnty Judge of Probate, AL
02/01/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and
its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, James Wylie Shepherd
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31 day of August 19 76.

ATTEST:

Robert W. Shepherd
Robert W. Shepherd Secretary

James Wylie Shepherd
By James Wylie Shepherd President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned authority
State, hereby certify that James Wylie Shepherd
whose name as President of Shepherd Realty Company, Inc.
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation, Shepherd Realty Company, Inc.

Given under my hand and official seal, this the 31st day of August 19 76.

Clara L. ...
Notary Public

BOOK 303 PAGE 583