

(Name) Frank K. Bynum, Attorney 5901
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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

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

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 D. Mann and wife, Margaret D. Mann

(herein referred to as grantors) do grant, bargain, sell and convey unto
Stephen Myles Kemp and wife, Katherine Kay Kemp

(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 5: Part of the SE 1/4 of NW 1/4 and part of the SW 1/4 of NE 1/4, Section 5,
Township 21 South, Range 4 West, Shelby County, Alabama, said part being more particularly
described as follows:

From the Northwest corner of said SE 1/4 of NW 1/4 run South along the West line of said
quarter-quarter section for a distance of 758.94 feet to a point of beginning; thence turn
an angle to the left of 89 deg. 21' and run East for a distance of 1427.42 feet to a point
on the West line of a public road; thence turn an angle to the right of 61 deg. 44' and
run Southeasterly along the West right-of-way line of said public road for a distance of
215.52 feet; thence turn an angle to the right of 118 deg. 16' and run Westerly for a dis-
tance of 1527.34 feet to a point on the West line of said SE 1/4 of NW 1/4; thence run
North along said West line for a distance of 189.73 feet to the point of beginning. Minerals
and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if
any, of record.

\$13,300.00 of the purchase price recited above was paid from purchase money mortgage loan
closed simultaneously herewith.

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 22nd
21 day of February, 1977

WITNESS: 1977 FEB 24 AM 9:46 McC. 1.50 James D. Mann (Seal)
Jud. (Seal) 1.00 Margaret D. Mann (Seal)
Judge of Probate (Seal) 4.50 Margaret D. Mann (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
JEFFERSON } COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
herby certify that James D. Mann and wife, Margaret D. Mann
whose name s 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 22nd day of February, A. D., 1977.

Frank K. Bynum
Notary Public.

19770224000141370 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/24/1977 09:46:00 AM FILED/CERT

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