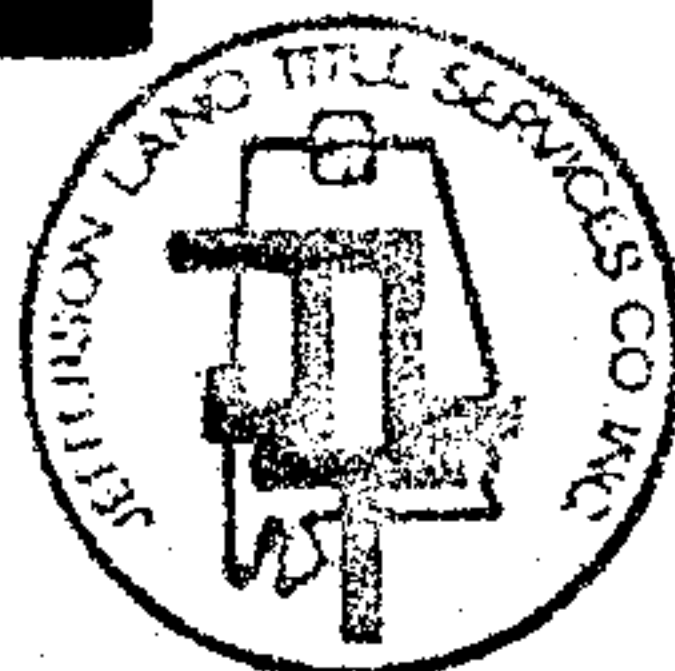


This instrument prepared by

(Name) Harrison & Conwill

(Address) Columbiana, Alabama



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P.O. BOX 10481 • PHONE 12051 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

4774

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand and no/100 DOLLARS

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

Gary Maurice Clinkscales and wife, Joyce B, Clinkscales
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert Sanders and Donna Sanders

(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 northwest corner of the northwest one-fourth of the northeast one-fourth of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed North 89 degrees 54 minutes East for a distance of 382.72 feet; thence proceed South 29 degrees 04 minutes East for a distance of 402.58 feet to the point of beginning. From this beginning point continue South 29 degrees 04 minutes East along the Westerly boundary of the Chancellor Ferry Road (a Shelby County Paved Road) for a distance of 323.974 feet; thence proceed South 77 degrees 35 minutes West along the center of a ditch for a distance of 112.77 feet; thence proceed South 80 degrees 10 minutes West along said center of ditch for a distance of 257.16 feet; thence proceed North 25 degrees 23 minutes East for a distance of 209.89 feet along the center of a ditch; thence proceed North 35 degrees 33 minutes East along the center of said ditch for a distance of 199.53 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northeast one-fourth of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama and contains 2.02 acres.



19771129000127750 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/29/1977 12:00:00AM FILED/CERT

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 August day of 19 77.

WITNESS:

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

1977 NOV 29 PM 12:54

Thomas P. Brown, Jr.
JUDGE OF PROBATE

Rec 1.50
Index 1.00

STATE OF ALABAMA

Shelby COUNTY

Deed 3.00
5.50

Gary Maurice Clinkscales (Seal)

Gary Maurice Clinkscales

Joyce B. Clinkscales (Seal)

Joyce B. Clinkscales

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary Maurice Clinkscales and wife, Joyce B. Clinkscales, 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 29 day of August A. D. 19 77.

Robert Sanders

Robert A. Muller, Jr.

Notary Public.