

James J. Odom, Jr.

620 North 22nd Street

Birmingham, Alabama 35203

56
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Fifty-four Thousand, Nine Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged ~~xx~~ I,
Nancy Shanahan, an unmarried woman,

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

Charlie M. Conaway and Susan Conaway

(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:

See attached Exhibit "A" for legal description.

SUBJECT TO: 1) Current taxes; 2) Transmission line permits to Alabama Power Company recorded in Deed Book 219, page 138 and Deed Book 229, page 709, in the Probate Office of Shelby County, Alabama; 3) 20' wide access easement as shown by Deed Book 302, page 119, heretofore conveyed to Charles and Gail Bradberry; 4) Subject to the rights of the public for the use of an improved gravel road leading from County Highway 11 in a southerly direction and which runs through the above described property and makes a loop and reenters County Highway 11 in said Section 2.

BOOK 317 PAGE 581

19790202000013270 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/02/1979 12:00:00AM FILED/CERT

\$43,900.00 of the purchase price recited above was paid from a 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:

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, I have hereunto set my hand and seal, this 31st day of January, 1979.

WITNESS:

Nancy Shanahan
Nancy Shanahan

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, hereby certify that Nancy Shanahan, an unmarried woman, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January A. D., 1979.

Form 3091

ODOM, ESPERTON & THOMPSON
ATTORNEYS AT LAW
BIRMINGHAM, ALABAMA 35203

[Signature]
Notary Public

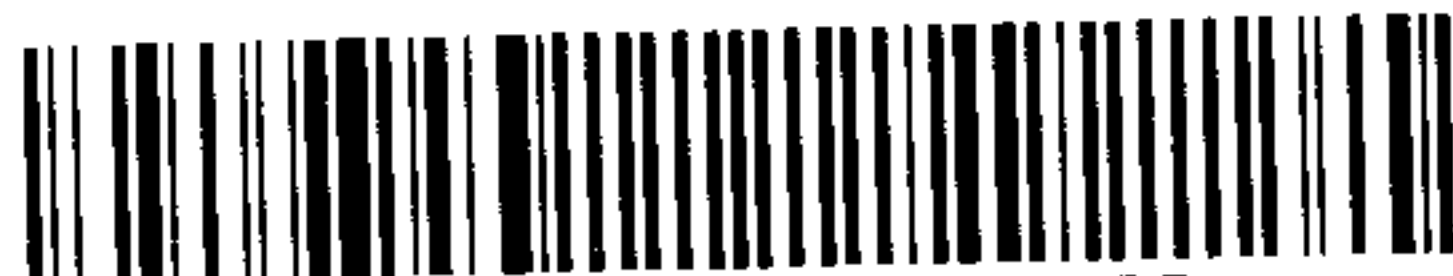
EXHIBIT "A"

A parcel of land located in the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 2, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 2; thence in an Easterly direction along the North line of said 1/4-1/4 Section, a distance of 333.57 feet; thence 87 degrees 57 minutes 10 seconds right, in a Southerly direction and parallel to the West line of said 1/4-1/4 Section, a distance of 653.00 feet; thence 91 degrees 56 minutes 33 seconds right, in a Westerly direction, a distance of 333.54 feet to a point on the West line of said 1/4-1/4 Section; thence 88 degrees 03 minutes 27 seconds right, in a Northerly direction along said West line, a distance of 302.32 feet; thence 93 degrees 14 minutes 00 seconds left, in a Westerly direction, a distance of 77.35 feet; thence 90 degrees 43 minutes 09 seconds right, in a Northerly direction, a distance of 359.32 feet to a point on the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 2; thence 94 degrees 33 minutes 41 seconds right, in an Easterly direction along said North line, a distance of 93.08 feet to the Point of Beginning. *n.s.*

Said parcel is subject to a 20 foot wide access easement more particularly described as follows: Commence at the Southwest corner of the above described parcel, said point being on the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 2; thence in a Northerly direction along said West line, a distance of 193.00 feet to the centerline of said 20 foot wide access easement; thence 91 degrees 56 minutes 33 seconds right, in an Easterly direction and parallel to the South property line of above described parcel along said centerline, a distance of 333.54 feet to a point on the East property line of the above described parcel. *n.s.*

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1979 FEB 22 AM 8:16
deed
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

See Mtg 287- n.s.
11 50
Rec. 300
Ind. 100
15 50



19790202000013270 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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