

This instrument was prepared by

(Name) Walter Cornelius, Attorney at Law

(Address) 414 Woodward Building, Birmingham, AL 35203

Form 1-15 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 Dollar, Love and Affection, and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Mable Lee Acton, a single woman,

(herein referred to as grantors) do grant, bargain, sell and convey unto Pauline Acton Finley and husband, John Wesley Finley, who are my daughter and son-in-law

(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:

A part of the NW 1/4 of NW 1/4 of Section 31, Township 18 South, Range 1 West, more particularly described as follows: Commencing at the SE corner of said forty acres and run Northerly along the East boundary of said forty acres 660 feet; thence run West to point on West margin of the Cahaba Beach Road, for the point of beginning of lot herein described; from said point of beginning continue West 264 feet to a point, thence in a Northerly direction 165 feet; thence east 264 feet, more or less, to West boundary of said Cahaba Beach Road; thence in a Southerly direction along the West boundary of said road 165 feet to point of beginning. Minerals and mining rights excepted.

As part and parcel of the consideration for this conveyance the said grantees herein are paying in full contemporaneously herewith the balance due upon each of the following mortgages heretofore executed by the grantor herein: (1) To Jefferson Federal Savings and Loan Association and recorded in Mortgage Book 274, Page 782, in the Probate Office of Shelby County, Alabama; and (2) To James R. Harper and recorded in Mortgage Book 379, Page 905, in said Probate Office.

The above conveyance is made subject to all easements and restrictions of record and to current year ad valorem taxes, which the grantees herein hereby assume and promise and agree to pay.

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, I have hereunto set my hand(s) and seal(s), this 7th day of February, 1979.

WITNESS: Walter Cornelius (Seal) Mabel Lee Acton (Seal) 1979 FEB 20 AM 8:30 (Seal) JUDGE OF PROBATE (Seal) STATE OF ALABAMA Shelby COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mabel Acton, a single 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 7th day of February, 1979. Notary Public. MY Commission Expires: 5-20-1980