Telephone 205-663-1130

This instrument was prepared by

(Name) Daniel M. Spitler
Attorney at Law
(Address) 1970 Chandalar South Office Park
Pelham, Alabama 35124

This Form fur.

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR- 1217

19790430000052630 1/1 $.00
Shelby Cnty Judge of Probate, AL
04/30/1979 12:00:00AM FILED/CERT

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

That in consideration of Forty-eight Thousand Five Hundred and no/100---------- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert C. Shirley and wife, Elvie Shirley

(herein referred to as grantors) do grant, bargain, sell and convey unto
David G. Tanner and wife, Deborah H. Tanner

(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 tract of land situated in the SW 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Begin at the northwest corner of the SW 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 1 West, and run south along the west line of said 1/4-1/4 Section a distance of 79.52 feet; thence an angle left of 40 deg. 09 min. and run southeasterly a distance of 492.37 feet to a point on the northwesterly right-of-way of County Road No. 39; thence an angle left of 112 deg. 03 min (to chord) and run northeasterly along the northwesterly right-of-way of said road a chord distance of 368.60 feet; thence an angle left of 73 deg. 32 min. to chord and run northwesterly 194.60 feet to a point on the north line of said 1/4-1/4 Section; thence an angle left of 45 deg. 17 min. and run west along the north line of said 1/4-1/4 Section a distance of 350.00 feet to point of beginning of the property herein described. Mineral and mining rights excepted.

BOOK 319 PAGE 280

Subject to easements and restrictions of record.

$43,650.00 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, 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 27th day of April, 1979

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED
See M. 391-27
79 APR 30 PM 4:52
Deed Tax - 500
Rec. 150
1 00
750
JUDGE OF PROBATE

Robert C Shirley (Seal)
Robert C. Shirley
Elvie Shirley (Seal)
Elvie Shirley

(Seal) (Seal) (Seal) (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 Robert C. Shirley and wife, Elvie Shirley whose name 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 27th day of April A. D., 1979

DANIEL M. SPITLER
ATTORNEY AT LAW
Spitler Building - Suite 100
1970 Chandalar South Office Pk.

Form ALA-31

Notary Public.