

This instrument was prepared by

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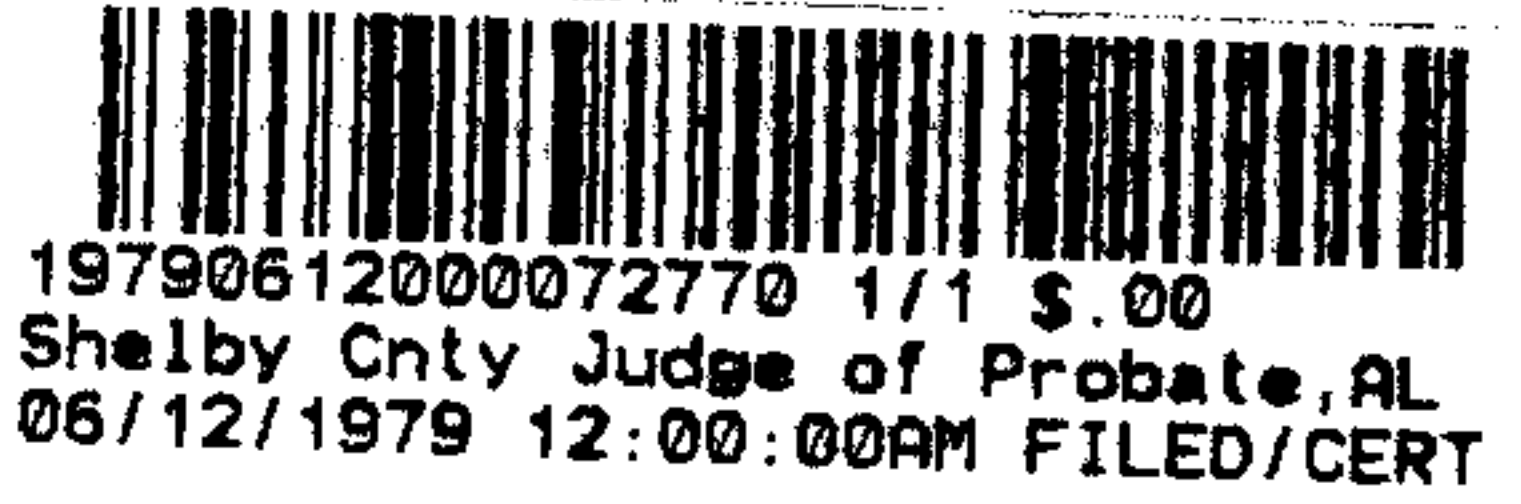


Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P.O. BOX 10481 • PHONE 12051-328-802
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,



That in consideration of Nine Thousand Seven Hundred and no/100 DOLLARS the assumption of that certain mortgage to Farmers Home Admin. dated October 24, 1975, recorded in Mortgage Book 349, Page 821, in Probate Office of Shelby County, Alabama, securing \$20,000.00.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
David J. Peppers and wife, Brenda J. Peppers
(herein referred to as grantors) do grant, bargain, sell and convey unto
William F. Blackmon and Judy G. Blackmon

(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 lot located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 21 South, Range 1 East, Shelby County, Alabama and described as follows: Commence at the Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 21 South, Range 1 East; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210.00 feet; thence turn an angle of 89 degrees 39 minutes to the right and run a distance of 53.20 feet to the South right-of-way line of Alabama Highway #25 and the point of beginning; then continue in the same direction a distance of 210.00 feet; thence turn an angle of 83 degrees 52 minutes to the right and run a distance of 211.35 feet to the West line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8; thence turn an angle of 96 degrees 08 minutes to the right and run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210.00 feet to the South right-of-way line of Alabama State Highway #25; thence turn an angle of 83 degrees 52 minutes to the right and run along said right-of-way line a distance of 211.35 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 8, Township 21 South, Range 1 East, Shelby County, Alabama. LESS AND EXCEPT an easement of 30.0 feet on either side of the center line described as follows: Commence at the NW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 21 South, Range 1 East; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 77.06 feet to the South right-of-way line of Alabama State Highway #25; thence turn an angle of 96 degrees 08 minutes to the left and run along said right-of-way line a distance of 33.00 feet to the point of beginning; thence turn an angle of 96 degrees 08 minutes to the right and run a distance of 167.00 feet; thence turn an angle of 58 degrees 39 minutes 08 seconds to the left and run a distance of 70.00 feet to the point of ending. Situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 21 South, Range 1 East, Shelby County, Alabama.

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 12 day of January, 1979.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
(Seal)
1979 JAN 12 PM 2:36
(Seal)

David J. Peppers
David J. Peppers
Brenda J. Peppers
Brenda J. Peppers
(Seal)
(Seal)

Thomas P. Shumaker
JUDGE OF PROBATE
(Seal)

STATE OF ALABAMA
SHELBY COUNTY
NOTARY PUBLIC

Deed 10.00
Rec. 1.50
Sub. 1.00
12.50

General Acknowledgment

I, the undersigned authority David J. Peppers and wife, Brenda J. Peppers, a Notary Public in and for said County, in said State, hereby certify that they 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 12 day of January, A. D., 1979.