This instrume .. ... prepared by

(Name) John F. Tanner, Attorney at Law 687

(Address) P O Box 37, Pelham, Alabama 35124

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Thirty Thousand and no/100----------Dollars ($30,000.00)

to the undersigned grantor, Roy Martin Construction, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Woodford A. Quinn, Jr. and wife, Deborah Parker Quinn

(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

A parcel of land located in the NE¼ of the NE¼ of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the northeast corner of the NE¼ of NE¼ of said Section; thence in a southerly direction along the east line of said Section a distance of 443.76 feet; thence 91 deg. right in a westerly direction a distance of 899.95 feet to the point of beginning; thence continue along last described course a distance of 207.35 feet to a point on the easterly right-of-way line of the Helena-Montevallo Highway, said point being on a curve to the right, said curve having a radius of 5769.90 feet and a central angle of 0 deg. 50 min. 45 sec.; thence 84 deg. 26 min. left to chord of said curve; thence along arc of said curve along said right-of-way in a southerly direction a distance of 85.19 feet to end of said curve; thence 95 deg. 34 min. left from chord in an easterly direction a distance of 209.59 feet; thence 85 deg. 56 min. left in a northerly direction, a distance of 85.0 feet to the point of beginning.
An easement for a driveway more particularly described as follows: Commence at the northeast corner of the NE¼ of the NE¼ of Section 28, Township 20 South, Range 3 West: thence in a southerly direction along the east line of said ¼-¼ Section a distance of 443.76 feet; thence 91 deg. right in a westerly direction a distance of 899.95 feet to the point of beginning; thence continue along last described course a distance of 207.35 feet to a point on the easterly right-of-way line of the Helena-Montevallo Highway, said point being on a curve to the left, said curve having a radius of 5769.90 feet and a central angle of 00 deg. 08 min. 58 sec. thence 95 deg. 08 min. 38 sec. right to tangent of said curve; thence along arc of said curve, along said right-of-way in a northeasterly direction a distance of 15.04 feet to end of said curve; thence 85 deg. 00 min. 20 sec. right, from tangent of said curve in an easterly direction a distance of 207.09 feet; thence 94 deg. 04 min. right in a southwesterly direction a distance of 15.04 feet to point of beginning.

BOOK 320 PAGE 121

The proceeds of this sale were paid from a mortgage filed 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Roy L. Martin who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of June 19 79

ATTEST: Roy Martin Construction, Inc.

Secretary By President

Rec Tax 392 — Deed Tax - 6.00 Rec. 1.50 Int. 1.00 8.50

JUN 15 AM 8 49

STATE OF Alabama
COUNTY OF Shelby }

19790615000075320 1/1 $.00
Shelby Cnty Judge of Probate, AL
06/15/1979 12:00:00AM FILED/CERT

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Roy L. Martin whose name as President of Roy L. Martin Construction, Inc. a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 14th day of June 1979

NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public

JEFFERSON FEDERAL SAVINGS
P. O. BOX 37
MONTEVALLO, ALABAMA 35115