This instrument was prepared by

(Name) W. L. Longshore, Jr. /236

(Address) 423 Frank Nelson Building; Birmingham, Alabama 35203

19790628000081360 1/1 $.00
Shelby Cnty Judge of Probate, AL
06/28/1979 12:00:00AM FILED/CERT

Form 1-1-5 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 Twenty-nine Thousand and No/100 ($29,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Laura Lou Roberts, James A. Kelly and W. L. Longshore, Jr., as trustees of the Estate of R. E. Whaley (herein referred to as grantors) do grant, bargain, sell and convey unto Charles Allen Baugh and wife, Dianna L. Baugh

(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:

Begin at the intersection of the northeast boundary of Block Street with the southeast boundary of Island Street as shown by map of Walnut Grove subdivision as recorded in Map Book 4, Page 93 in the Shelby County Probate Office; thence southeasterly along said northeast boundary 125.00 feet to the point of beginning; thence continue along said northeast boundary 130.48 feet to beginning of a curve, tangent to last mentioned course, turning to the right and having a radius of 230.00 feet and a chord of 40.49 feet; thence southeasterly along said curve 40.54 feet; thence left 77°18' in a northeasterly direction 36.13 feet to the southwest boundary of School Road; thence left 70°02' in a northerly direction along said southwest boundary 129.50 feet to beginning of a curve, tangent to last mentioned course, turning to the left and having a radius of 236.26 feet and a chord of 88.00 feet; thence northerly and thence northwesterly along said curve 88.52 feet; thence left 116°37' from last mentioned chord in a southwesterly direction 150.00 feet, more or less, to the point of beginning.

BOOK 320 PAGE 386

SUBJECT TO:

1. Taxes for the year 1979.
2. Easement and right of way to the Town of Montevallo dated Dec. 7, 1950, recorded in Deed Book 147, Page 112 in Probate Office.
3. Transmission Line Permit to Alabama Power Company dated Jan. 14, 1960, recorded in Deed Book 208, Page 609 in Probate Office; dated 10/31/63 recorded in Deed Book 228, Page 811.
4. Right-of-way deeds to the City of Montevallo recorded in Deed Book 230, Page 649, 651 and 653, all as shown in Probate Office.

$28,050.00 of the above purchase price has been paid from the proceeds of a mortgage loan closed *

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 June, 19 79

Sec mtg 393-236

WITNESS: deed tax 1.00
rec. 2.00
mtg 1.00
$4.00

STATE OF ALABAMA SHELBY CO.
79 JUN 28 PM 8:18
JUDGE OF PROBATE

ESTATE OF R. E. WHALEY

BY: Laura Lou Roberts (Seal)
Trustee

BY: James A. Kelly (Seal)
Trustee

BY: W. L. Longshore Jr. (Seal)
Trustee

* Cont'd simultaneously herewith.

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura Lou Roberts, James A. Kelly & W. L. Longshore, Jr., as trustees of the Estate of R. E. Whaley whose name s 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, in their capacity as said trustees.

Given under my hand and official seal this 27th day of June A. D., 19 79

Notary Public.

Longsh[redacted] + Longshore