This instrument was prepared by

455

(Name) Betty McGowen

(Address) 1928 First Avenue, North Birmingham, Alabama 35201

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 Eighteen Thousand and no/100 ($18,000.00)---------- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert M. Roan and wife, Kathryn A. Roan

(herein referred to as grantors) do grant, bargain, sell and convey unto Stomps Construction, Inc.

(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:

Commence at the Northwest corner of the Northeast quarter of the Southwest quarter of Section 2, Township 21 South, Range 2 West, Shelby County, Alabama, thence Easterly along the North line of said quarter quarter section 1,160.20' to a point, Thence an angle of 43 degrees, 15 minutes 23 seconds to the right run Southeasterly 139.38' to the point of beginning of the property being described, thence continue along last described course 152.23' to a point, thence 43 degrees 15 minutes 23 seconds to the right 28.12' to a point on the Westerly right of way line of a gravelled public road, thence 30 degrees 12 minutes 37 seconds right to tangent and along a curve having a central angle of 24 degrees 06 minutes and a radius of 442.14' and arc distance of 185.97' to the end of said curve, thence continue along tangent a distance of 26.87' to a point thence 133 degrees 25 minutes to the right and run Northerly 291.99' to the point of beginning, containing 0.48 acre and marked on the corners with iron pins as shown on the plat. Access to property is provided by front or side entrance as shown on the plat.

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19790717000090180 1/1 $.00
Shelby Cnty Judge of Probate,AL
07/17/1979 12:00:00AM FILED/CERT

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 12th day of July, 19 79

WITNESS:

Peggy A Cullum (Seal) Robert M. Roan (Seal)

(Seal) Kathryn A. Roan (Seal)

SUE L. (Seal) 8:57 deed tax 12.00 (Seal)

NOTARY rec. 1.50

STATE OF ALABAMA
Jefferson COUNTY } ind 1.00

General Acknowledgment 20 50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert M. Roan and wife, Kathryn A. Roan 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.

Given under my hand and official seal this 12th day of July A. D., 19 79

Christa Sue Lugrone
Notary Public.