1043 10,800 J.W.M.

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

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 TEN DOLLARS AND LOVE AND AFFECTION XXXXXXXX

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

Fannie Mae Jones and husband, Stanford Jones

(herein referred to as grantors) do grant, bargain, sell and convey unto

James W. McKinnon, Jr. and wife, Wanda J. McKinnon

(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 in Section 15, Township 24 North, Range 15 East, described as follows: Commence at the NW corner of Section 15, Township 24 North, Range 15 East; thence run East along the North line of said Section a distance of 21.60 feet to the NE R.O.W. line of Shelby County Hwy. No. 47 and the point of beginning; thence continue East along the North line of said Section a distance of 659.45 feet; thence turn an angle of 135 deg. 46' 11" to the right and run a distance of 472.52 feet to the NE R.O.W. line of said Hwy.; thence turn an angle of 90 deg. 00' 00" to the right and run along said Hwy. R.O.W. line a distance of 460.00 feet to the point of beginning. Situated in the NW¼ of the NW¼ of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama, and containing 2.50 acres.

BOOK 320 PAGE 860

19790725000094340 1/1 $.00
Shelby Cnty Judge of Probate,AL
07/25/1979 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 23 day of May, 19 74.

WITNESS:

(Seal) Stanford Jones (Seal)

JUL 25 Deed tax 10.00 (Seal) Fannie Mae Jones (Seal)
Rec. 1.50
Cert. 1.00 (Seal) (Seal)
12.50

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fannie Mae Jones and Stanford Jones whose names 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 23 day of May A. D., 1974

James W. McKinnon
Rt 1
Shelby Ala. 35143

Nancy K. Farmer
Notary Public.