

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 1933 Montgomery Highway 214

19800107000002970 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
01/07/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten Thousand Five Hundred and No/100 DOLLARS  
And the assumption of the hereinafter described mortgage  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Peggy R. Kolen, an unmarried woman  
(herein referred to as grantors) do grant, bargain, sell and convey unto

J. R. O'Daniel, Jr. and wife, Bonnie Diane O'Daniel  
(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 N.E. corner of the SE 1/4 of NW 1/4 of Sec. 23, Twp. 20 South, Range 3 West  
run thence in a Westerly direction along the North line of said 1/4-1/4 Section a distance  
135.35 feet; thence turn an angle to the left of 91 deg. 20' and in a Southerly direction  
a distance of 424.02 feet; thence turn an angle to the left of 90 deg. and in an Easterly  
direction a distance of 190 feet; thence turn an angle to the right of 90 deg. and in a  
Southerly direction for a distance of 115 feet to the point of beginning; from the point of  
beginning thus obtained, thence run in a Southerly direction along last described course a  
distance of 100 feet; thence turn an angle to the right of 90 deg. and in a Westerly direc  
for a distance of 314.14 feet; thence turn an angle to the right of 120 deg. and in a Nort  
easterly direction for a distance of 115.47 feet; thence turn an angle to the right of 60  
deg. and in an Easterly direction for a distance of 256.40 feet to the point of beginning,  
containing 0.6 acres, more or less. Situated in Shelby County, Alabama.

BOOK 324 PAGE 157

Subject to:  
1. Taxes for the current year.

And as further consideration the Grantees herein, hereby expressly assume and promise to  
pay that certain indebtedness secured by that certain mortgage to First Southern Federal  
Savings and Loan Association of Mobile, recorded in Mortgage Book 383, Page 826, in the  
aforesaid Probate Office, according to the terms and conditions of said mortgage and  
the indebtedness secured thereby.

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, I have hereunto set my hand(s) and seal(s), this 21  
day of December, 1979

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS (Seal)  
DEED WAS FILED

1980 JAN -7 AM 9:37 (Seal)

Thomas W. Snowden, Jr.  
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY } Deed 10.50  
                              } Rec 1.50  
                              } Jud 1.00  
                              } 13.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State  
hereby certify that Peggy R. Kolen, an unmarried woman  
whose name 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 she executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 21st day of December, A. D., 1979.

CORLEY, MORGAN, HALBROOKS & GOINGS, ATTORNEYS  
1933 MONTGOMERY HIGHWAY  
BIRMINGHAM, ALABAMA 35209

William H. Halbrooks  
Notary Public.