This instrument was prepared by

(Name) Wallace, Ellis, Head & 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 FIVE HUNDRED & NO/100 ($500.00) DOLLARS

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

Jesse J. Abbott and wife, Juadine F. Abbott

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

Geoffrey A. Killian and wife, Beverly E. Killian

(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:

BOOK 324 PAGE 497

Commence at the SE corner of the NW¼ of the SE¼, Section 1, Township 20 South, Range 2 East; thence run North along the East line of said Section a distance of 1545.37 feet to a point in Shelby County Hwy. No. 85; thence turn an angle of 59 deg. 54 min. 20 sec. to the left and run a distance of 20.91 feet to the West right of way line of said Hwy No. 85, and the point of beginning; thence turn an angle of 51 deg. 29 min. 18 sec. to the right and run along said Hwy. R/W a distance of 81.40 feet; thence turn an angle of 7 deg. 25 min. 02 sec. to the right and continue along said Hwy. R/W a distance of 255.00 feet; thence turn an angle of 72 deg. 09 min. 45.sec. to the left and run a distance of 248.70 feet; thence turn an angle of 105 deg. 38 min. 10 sec. to the left and run a distance of 257.02 feet to a County "Gravel" Road; thence turn an angle of 61 deg. 06 min. 25 sec. to the left and run along the margin of said "Gravel" road a distance of 300.27 feet to the point of beginning. Situated in the SW¼ of the NE¼, Section 1, Township 20 South, Range 2 East, Shelby County, Alabama, and containing 1.64 acres.

Subject to utility easements and road rights of way of record.

19800118000007640 Pg 1/1 .00
Shelby Cnty Judge of Probate,AL
01/18/1980 00:00:00 FILED/CERTIFIED

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 18th day of January, 19 80

WITNESS:

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED
1980 JAN 18 AM 9:48
JUDGE OF PROBATE

Deed tax 50
1.50
1.00
3.00

(Seal) Jesse J. Abbott (Seal)
(Seal) Juadine F. Abbott (Seal)
(Seal) (Seal)

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jesse J. Abbott and wife, Juadine F. Abbott 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 18th day of January A. D., 1980.

Notary Public.

W.E.H.F.