

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL  
09/23/1980 00:00:00 FILED/CERTIFIED

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-NINE THOUSAND AND NO/100-----DOLLARS

to the undersigned grantor, R. E. NEWMAN BUILDERS, INC. a corporation,  
(herein referred to as GRANTOR). in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

TALMON T. TOWNLEY AND WIFE, SUSAN M. TOWNLEY,

(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 part of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 16, Township 19 South, Range 2 West, and being  
more particularly described as follows:

Commence at the southeast corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 16, Township 19 South,  
Range 2 West; thence run westerly along the south line of said  $\frac{1}{4}$ - $\frac{1}{4}$  a distance of 621.00  
feet; thence turn right 115 deg. 14 min. and run northeasterly a distance of 1010.94 feet;  
thence turn right 122 deg. 18 min. and run southeasterly a distance of 298.07 feet; thence  
turn left 100 deg. 21 min. 50 sec. and run Northeasterly a distance of 404.32 feet; thence  
turn right 85 deg. 34 min. and run Southeasterly a distance of 91.85 feet to the point  
of beginning; thence continue along the last described course a distance of 90.0 feet;  
thence turn right 86 deg. 21 min. 25 sec. and run Southwesterly a distance of 275.35  
feet; thence turn right 109 deg. 00 min. 35 sec. and run northwesterly a distance of 95.0  
feet; thence turn right 70 deg. 59 min. 25 sec. and run Northeasterly a distance of  
250.13 feet to the point of beginning.

Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1980.
2. Line permits, rights-of-way, conditions, restrictions and limitations of record.
3. Title to all minerals within and underlying the premises, together with all mining  
rights, privileges and immunities relating thereto, as recorded in Deed Book 228,  
Page 442, in Probate Office of Shelby County, Alabama.

\$38,000.00 of the purchase price recited above was paid from a mortgage  
loan closed simultaneously with delivery of this deed.

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 con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Roger E. Newman  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of September 1980.

ATTEST:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
Secretary: FILED

By Roger E. Newman  
President

STATE OF ALABAMA  
COUNTY OF SHELBY

1980 SEP 23 AM 9:10

Deed 100  
Rec. 150  
Ind. 150  
350  
Sec. 406-142

I, the undersigned Roger E. Newman  
State, hereby certify that Roger E. Newman  
whose name as President of R. E. NEWMAN BUILDERS, INC.  
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

Given under my hand and official seal, this the 19th day of September

1980

Notary Public  
STATE OF ALABAMA

3400 Montgomery Highway  
Pelham, AL