

John F. De Buys, Jr.
2154 Highland Avenue
Birmingham, Alabama 35205

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama }
SHELBY COUNTY }

Know All Men By These Presents,

19801002000111540 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
10/02/1980 00:00:00 FILED/CERTIFIED

That in consideration of FIFTY SEVEN THOUSAND NINE HUNDRED AND NO/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
G. E. Landmon and wife, Marie B. Landmon

(herein referred to as grantors) do grant, bargain, sell and convey unto
Kelley Clond and wife, Lois Clond

(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 Southwest corner of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama; thence Northerly along the West line of said Section 28, 382.94 feet to a point; thence 58 deg. 52' right 519.29 feet to a point; thence 90 deg. 01' right 650.0 feet to a point; thence 86 deg. 25' 38" left 180.30 feet to the point of beginning of the property being described; thence 13 deg. 37' 38" right, 150.0 feet to a point; thence 73 deg. 10' right, 150.40 feet to a point on the North right of way line of So. Shades Crest Road; thence 111 deg. 27' right 33.55 feet to the point of curvature of a curve to the left having a central angle of 11 deg. 29'55" and a radius of 580.26 feet, an arc distance of 116.45 feet to a point; thence 79 deg. 52'55" right to tangent 150.0 feet to the point of beginning. Situated in Shelby County, Alabama. According to survey of Joseph E. Conn, Jr., Ala. Reg. No. 9049, dated May 26, 1978.

SUBJECT TO: (1) Current taxes (2) Easements, restrictions and rights of way of record

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
1980 OCT -2 PM 2:35
See Pcty. 406, 434
Deed tax 6.00
1.50
1.00
8.50
Thomas P. Landmon, Jr.
JUDGE OF PROBATE

BOOK 328 PAGE 914

\$52,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 ~~we~~ (we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 and seal, this 24th day of September, 19 80

WITNESS:

G. E. Landmon
Marie B. Landmon

State of ALABAMA }
JEFFERSON COUNTY }

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that G. E. Landmon and wife, Marie B. Landmon 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 seal this 24th day of September, A. D., 19 80

[Signature]
Notary Public

Form JACKSON COMPANY
POST OFFICE BOX 7344-A
BIRMINGHAM, ALABAMA 35223