



(Name) James B. Morton, Attorney at Law
(Address) 1716 14th Avenue South, Birmingham, Alabama 35205

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 }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,
(\$39,500.00)

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

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Earl Clyde Adair and wife, Linda Adair
(herein referred to as grantors) do grant, bargain, sell and convey unto
James W. Pritchard and wife, Sue Pritchard
(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 parcel of land situated in the NE 1/4 of the SW 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the northeast corner of the NE 1/4 of the SW 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama and run southerly along the east line of said 1/4-1/4 for 331.56 feet to a point on the easterly right-of-way line of Oak Mountain Park Road (said right-of-way being 80 feet wide), said point being the point of beginning of the parcel herein described; thence continue southerly along last described course for 511.60 feet, thence 92° 30' right and in a westerly direction for 346.69 feet to a point on the easterly right-of-way of Oak Mountain Park Road, said point being situated on a curve to the right, running northeasterly, said curve having a radius of 904.11 feet and a central angle of 15° 49' 36"; thence 118° 04' 48" right to the chord of said curve and in a northeasterly direction along the arc of said curve and said right-of-way line for 249.74 feet to the end of said curve; thence at tangent to said curve continue northeasterly along said right-of-way line for 270.82 feet to the beginning of a curve to the left, said curve having a radius of 1031.56 feet and central angle of 4° 49' 30"; thence continue northeasterly along the arc of said curve, and said easterly right-of-way line of Oak Mountain Park Road for 86.87 feet to the end of said curve and to the point of beginning.

A purchase money mortgage in the amount of \$10,000.00 is executed 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 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 16th day of October, 19 80

WITNESS: Earl Clyde Adair (Seal) Linda Adair (Seal)
James W. Pritchard (Seal) Sue Pritchard (Seal)
Notary Public (Seal)
Need Tax - 3950
Rec. 150
100
42 00
1980 OCT 20 AM 9-27
Shelby Co. Probate
I CERTIFY THIS DEED WAS FILED

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earl Clyde Adair and wife, Linda Adair whose name s 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 16th day of October, A. D. 19 80
James B. Morton Notary Public