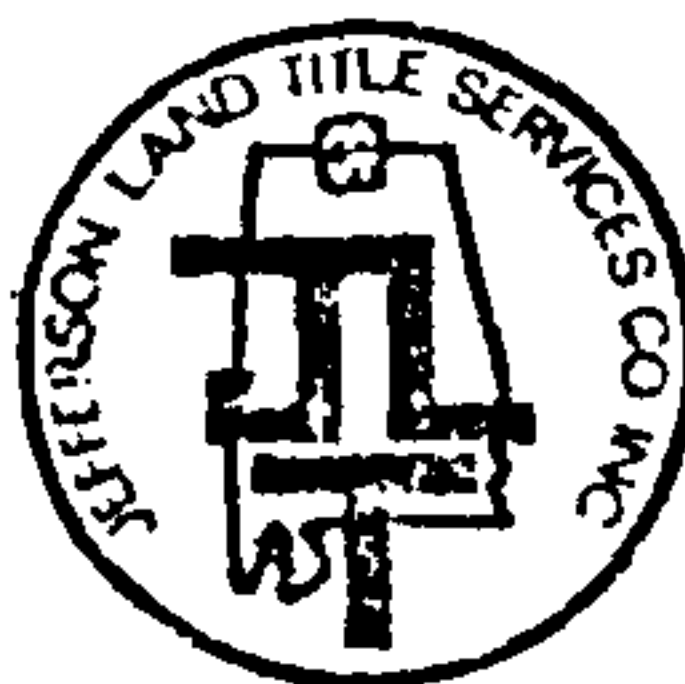


This instrument was prepared by

(Name) STEVEN R. SEARS

(Address) 1100 1/2 mile of this office
1100 1/2 mile of this office



Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of love and affection from grantee Clifford Cooper Shaw, and a promise of \$250 per month rent and other valuable consideration from grantee Ovid Merchant, Jr.,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Corinne Jeanette Mitchell Shaw, a married woman, and the same person as that Jeanette Shaw who was the grantee of a deed recorded at book 201, page 52, Shelby County probate office

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Clifford Cooper Shaw for life, then to Ovid Merchant Jr. for life, then a general testamentary power of appointment to Ovid Merchant, Jr. said power of appointment conditioned on Merchant surviving both

(herein referred to as grantee, whether one or more), the following described real estate, situated in preceding life Shelby County, Alabama, to-wit: • tenants.

Beginning at the SE corner at the NW $\frac{1}{4}$ of §3, Twp 24N, R12E, as a point of reference: thence N with the $\frac{1}{4}$ § line 843.6 feet to the S right of way line of Alabama Highway #25, thence 84° 15' left along said right of way 102.0: thence 98° 21' left 25.2 to the point of beginning which is the NE corner of the folling described tract: From this point of beginning which is 50' feet S of the center line of Alabama Highway #25, turn 98°21' right along and parallel to said highway 100 feet; thence 98°21' left 150 feet; thence 81°39' left 100 feet; thence 98°21' left 150 feet along the west side of a road to the point of beginning. Lying and being in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of §3, Twp 24N, R12E.

The intent of this instrument is to convey a 100'x150' lot, with an 80'x80' concrete building thereon in the NE corner of the 2 acre lot conveyed to grantor by the deed recorded at book 201, page 52, Shelby County probate office, whether correctly described or not. A life estate in grantor is reserved. Ovid Merchant, Jr., as signatory, promises to pay the other life tenants \$250.00 per month as rent during their tenure, and to pay all taxes and assessments TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. imposed on the land.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this.....

day of November, 1980

26

19801201000135910 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/01/1980 00:00:00 FILED/CERTIFIED

Corinne Jeanette Shaw (SEAL)

STATE OF ALA: SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1980 DEC -1 PM 2: 26

Clifford Cooper Shaw (SEAL)

Thomas A. Shaulder, Jr.
JUDGE OF PROBATE

Ovid Merchant Jr. (SEAL)

Deed 50
Rec 1.50
Ind 1.00
3.00

STATE OF Alabama
Shelby COUNTY

General Acknowledgment

I, Steven R. Sears, a Notary Public in and for said County, in said State, hereby certify that Clifford Cooper Shaw and wife, Corinne Jeanette Mitchell Shaw and Ovid Merchant

Jr. 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 26 day of November, A.D. 1980