

Walter Cornelius
Attorney at Law
414 Woodward Building
Birmingham, Alabama 35203

45,000.00



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, Love and Affection, and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, John Reed Gullledge and wife, Agatha Gullledge, (herein referred to as grantors) do grant, bargain, sell and convey unto our minor daughter, Wendy Michelle Gullledge, and to Lillian Gullledge, the mother of the said John Reed Gullledge, (herein referred to as GRANTEEES) 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, our undivided two-thirds (2/3s) interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

"From the North-East Corner of the South-East 1/4 of the North-East 1/4 of Section 33, Township 17 South, Range 1 East, go West along 1/4-1/4 Section Line, one-thousand four-hundred seventy-eight point seventy-four (1,478.74 ft.) feet for point of beginning. Thence, continue along same line seven-hundred twenty feet (720 ft.); thence, turn left 112° 21' six-hundred forty point four feet (640.4 ft.) to right-of-way of County Road. Thence, left along said right-of-way 113° 16', a chord distance of four-hundred twenty feet (420 ft.); thence, left, 50° 51', two-hundred forty feet (240 ft.); thence, right 91° 05', two-hundred nine feet (209 ft.); thence, left 91° 05', fifty-three feet (53 ft.) to point of beginning. Containing 5 acres more or less, and lying in the South-West 1/4 of the North-East 1/4 of Section 33, Township 17 S, Range 1 East."

The grantors herein execute this deed to carry out the intent and purpose of the said Lillian Gullledge at the time of the execution of the deed on November 13, 1971 (Book 271, Page 282) and the so-called deed of correction in April, 1980 (Deed Book 326, Page 116) that only she and her grand-daughter, Wendy Michelle Gullledge, a minor now 11 years of age, should own said realty as joint tenants with right of survivorship, with the said John Reed Gullledge and wife, Agatha Gullledge, the natural parents of said minor, having been intended as mere trustees to hold the minor's interest in trust for the minor's use and benefit until she becomes of legal age.

TO HAVE AND TO HOLD to the said GRANTEEES 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 do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that we are lawfully

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seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 28th day of November, 1980.

WITNESS:

<u>Walter Cornelius</u> (Seal)	<u>John Reed Gullledge</u> (Seal) JOHN REED GULLEDGE
<u>Lerson B. Cornelius</u> (Seal)	<u>Agatha Gullledge</u> (Seal) AGATHA GULLEDGE
_____ (Seal)	_____ (Seal)

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STATE OF ALABAMA)
COUNTY)

General Acknowledgment

I, Walter Cornelius, a Notary Public in and for said County, in said State, hereby certify that John Reed Gullledge and wife, Agatha Gullledge, 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 28th day of November, 1980.

Walter Cornelius
NOTARY PUBLIC

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1980 DEC -3 PM 1:30
My Commission Expires: 5 / 20 / 1981

100

Realty 500
Rec 300
Ad. 100

James A. Swannick, Jr.
JUDGE OF PROBATE