

This instrument was prepared by **LARRY L. HALCOMB** (Name) ATTORNEY AT LAW 3512 OLD MONTGOMERY HIGHWAY (Address) HOMEWOOD, ALABAMA 35209 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS, COUNTY OF SHELBY }

That in consideration of Sixty four thousand nine hundred and no/100 (\$64,900.00) Dollars

to the undersigned grantor, Denman Construction Company, 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 Keith E. Minkley and Sandra G. Minkley

(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:

Part of the SE 1/4 of SW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of said 1/4-1/4 Section, run in an Easterly direction along the South line of said 1/4-1/4 Section for a distance of 77.98 feet; thence turn an angle to the left of 75 deg. 33 min. 30 sec. and run in a Northeasterly direction along the East line of Lots 14, 15, 16, and 17, Block 3, Resurvey of Georges' Subdivision of Keystone Sector 3, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 4, Page 33, for a distance of 230.00 feet, to the point of beginning; thence continue along last mentioned course for a distance of 115.00 feet; thence turn an angle to the right of 84 deg. 43 min. and run in an Easterly direction for a distance of 430.78 feet, more or less, to a point on the Northwest right-of-way line of Hickory Hills Drive; thence turn an angle to the right and run in a Southwesterly direction along said Northwest right-of-way line for a distance of 100.00 feet; thence turn an angle to the right and run in a Westerly direction for a distance of 401.71 feet, more or less, to the point of beginning, containing 0.967 acres, more or less.

According to survey of Laurence D. Weygand, Reg. L.S. #10373.

Minerals and mining rights excepted.

Subject to taxes for 1981.

19801229000146700 Pg 1/1 .00 Shelby Cnty Judge of Probate, AL 12/29/1980 00:00:00 FILED/CERTIFIED

\$ 61,600.00 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 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 encumbrances,

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, Henry C. Denman, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal. this the 22nd day of December 19 80

ATTEST: Deed 3.50 Rec. 1.50 Ins. 1.00 6.00

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED Secretary 1980 DEC 29 AM 10:09

Denman Construction Company, Inc. By Henry C. Denman, Jr. President

STATE OF ALABAMA COUNTY OF JEFFERSON

Notary Seal

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that Henry C. Denman, Jr. whose name as President of Denman Construction Company, 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 22nd day of December 19 80

Notary Signature

Notary Public