

(Name) James R. Davis, Attorney At Law - Telephone No. (205) 870-3932

(Address) Suite 10, 2 Office Park Circle, B'ham, AL 35223

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,

That in consideration of ten dollars and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

(herein referred to as grantors) do grant, bargain, sell and convey unto Harlice E. Keown and wife,
Mildred J. Keown

(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:

All that certain real property which is more particularly described on Exhibit "A" attached hereto and made a part hereof and incorporated herein by reference.

SUBJECT TO THE FOLLOWING:

1. Advalorem taxes due October 1, 1981 which said taxes are a lien but not yet due and payable.
2. Easements, rights of way, covenants and equitable servitudes of record, or reasonably apparent from visual inspection, if any.

19810120000006950 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
01/20/1981 00:00:00 FILED/CERTIFIED

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 out hand(s) and seal(s), this 16th day of January, 1981.

WITNESS:

James Howard Seale (Seal)
James Howard Seale, Grantor
George William Seale (Seal)
George William Seale, Grantor
John Michael Seale (Seal)
John Michael Seale, Grantor

Maudine H. Seale (Seal)
Maudine H. Seale, wife of James Howard Seale
Carol Dunn Seale (Seal)
Carol Dunn Seale, wife of George William Seale
Marguerite Fullman Seale (Seal)
Marguerite Fullman Seale, wife of John Michael Seale

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Howard Seale, and wife, Maudine H. Seale 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 16th day of January, 1981)
JAMES R. DAVIS
ATTORNEY AT LAW
2 OFFICE PARK CIRCLE
BIRMINGHAM, AL 35223

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that George William Seale and wife, Carol Dunn Seale and John Michael Seal and wife, Marguerite Fuller Seale, 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 16th day of January, 1981.


Notary Public
My Commission
Expires: 9/30/81

BOOK 330 PAGE 733

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

EXHIBIT "A"

19810120000006950 Pg 3/3 .00
Shelby Cnty Judge of Probate, AL
01/20/1981 00:00:00 FILED/CERTIFIED

That certain lot of land in the Town of Columbiana, Alabama, described as beginning at the Southwest Corner of the Southwest Quarter of the Southwest Quarter of Section 24, Township 21 South, Range 1 West, in Shelby County, Alabama, and run thence North 03 deg. West 260.5 feet to the point of beginning of the lot herein described and conveyed; run thence North 85 deg. and 6 min. East 122.85 feet; run thence North 9 deg. and 20 min. West, a distance of 253.18 feet to the South line of Sterrett Street; run thence South 83 deg. and 42 min. West a distance of 160 feet along said Sterrett Street; run thence South 9 deg. and 20 min. East 249.32 feet; run thence North 85 deg. and 6 min. East, a distance of 37.15 feet to the point of beginning of the lot herein described and conveyed; the said tract of land lying and being in the Southeast Quarter of the Southeast Quarter of Section 23 and in the Southwest Quarter of the Southwest Quarter of Section 24, all in Township 21 South, Range 1 West.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1981 JAN 20 AM 10:33

Thomas A. Shumaker, Jr.
CLERK OF PROBATE

Acct 3500
Acct 1600
Acct 1000

4250

BOOK 330 PAGE 734