

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

(Address) 3400 Montgomery Highway, Pelham, Alabama 35124

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Shelby Cnty Judge of Probate, AL
03/02/1981 00:00:00 FILED CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THIRTEEN THOUSAND AND NO/100----- DOLLARS
(\$6,000.00 of the above consideration being in the form of a mortgage given)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
CHARLES M. FONDREN AND WIFE, SHERRY FONDREN,
(herein referred to as grantors) do grant, bargain, sell and convey unto

CLARENCE W. KING AND WIFE, JOSEPHINE G. KING,
(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:

PARCEL A:

From the Southwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 2, Township 22 South, Range 2 West, run Southwesterly along the West boundary line of said Section 2, Township 22 South, Range 2 West for 105.10 feet; thence turn an angle of 107 degrees 01' to the left and run Northeasterly 199.50 feet to a point on the North side of Shelby Springs and Elyton dirt road to the point of beginning of the land herein described; thence turn an angle of 07 degrees 01' 15" to the right and continue Northeasterly along the North side of said road 111.34 feet; thence turn an angle of 81 degrees 05' 15" to the left and run Northerly a distance of 472.63 feet; thence turn an angle of 90 degrees 00' to the left and run Westerly 110.0 feet; thence turn an angle of 90 degrees 00' to the left and run Southwesterly 489.88 feet; to the point of beginning. This land being a part of the West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 2, Township 22 South, Range 2 West, situated in Shelby County, Alabama.

PARCEL B:

Two (2) acres in the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ described as follows: Beginning at a point on the North side of Shelby Springs and Elyton dirt road 510 feet East of the N and S Section line between Section 2 and Section 3; thence North parallel with Section line 440 feet; thence West 210 feet; thence South to the Shelby Springs and Elyton dirt road; thence East along the North side of dirt road to the point of beginning, being in Section 2, Township 22, Range 2 West, Shelby County, Alabama.

SUBJECT TO: 1. Ad valorem taxes due and payable October 1, 1981.

2. Except title to one-half of oil and gas, and the right to remove as reserved in Deed to Curtis Ellis on December 22, 1952, as to Parcel A, in Deed Book 158, Page 341.

3. Except mineral and mining rights as to Parcel B.
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 24th day of February, 1981.

WITNESS:

STATE OF ALA. SHELBY CO.
CLARENCE W. KING (Seal)
JOSEPHINE G. KING

1981 MAR -2 AM 10:10 (Seal)

CLARENCE W. KING (Seal)
JOSEPHINE G. KING
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

Deed 7.00
Rec. 150
Sub. 100
950

Security 410-250

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES M. FONDREN AND WIFE, SHERRY FONDREN, 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 24th day of February, A. D., 1981.

Notary Public.