

(Name) A. Dwight Blair Hereford, Blair & Hill, P.C.

(Address) 100 9th Street NE Leeds, Alabama 35094

Form 1-1-5 Rev. 1-55

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Three Thousand and no/100 (\$23,000.00) DOLLARS

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

C. J. Strozier and wife, Mary F. Strozier
(herein referred to as grantors) do grant, bargain, sell and convey unto

JEROME M. LESSER and PATRICIA A. LESSER
(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:

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A part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and a part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 18, Township 18 South, Range 1 East, and being more particularly described as follows: Commence at the NE corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 18, Township 18 South, Range 1 East, thence South 38° 44' West 586.18 feet to the southeasterly right of way line of Dunnivant Road, and the southwesterly side of a Private Road; thence South 46° 20' East 403.17 feet to the northeasterly side of said Private Road, for point of beginning. Thence South 5° 33' East along the easterly side of said Private Road, 150.00 feet; thence North 74° 04' 32" East 200.0 feet; thence North 5° 33' West 150.00 feet; thence South 74° 04' 32" West 200.00 feet to the point of beginning.

SUBJECT TO Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 131, Page 201; Deed Book 200, Page 543 and Deed Book 210, Page 613.

\$23,000.00 of the above consideration was paid from 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 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 6th day of November, 1981

WITNESS: Rec 1.50 Ind 1.00 2.50 1981 NOV 17 PM 8:56 see H16-904 JUDGE OF PROBATE

C. J. Strozier (Seal)
Mary F. Strozier (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that C. J. Strozier and wife, Mary F. Strozier 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 6th day of November

Public.