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19811211000131050 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/11/1981 00:00:00 FILED/CERTIFIED

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 }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of LOVE & AFFECTION & THE SUM OF ONE & NO/100 (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
R. H. Allen and wife, Lois Allen
(herein referred to as grantors) do grant, bargain, sell and convey unto OUR SON,
✓ Terry Troy Allen and wife, Genye Layne Allen
(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:

22½ acres on the East side of the SE¼ of SE¼ of Section 22, Township 18, Range 2 East,
and being a part of the property heretofore conveyed to the grantors by G. W. Martin
and wife, Mittie Martin as shown by deed recorded in Deed Book 128 at page 78, Office
of the Judge of Probate of Shelby County, Alabama,

Together with an easement and right of way of an even width of 20 feet over and across
other lands owned by the grantors, to provide access to and from Shelby County
Highway No. 57 (formerly known as the Kendrick-Mill Road) with the above described
property.

BOOK 336 PAGE 769
Subject, however, to the express provision, restriction, and covenant with the grantees
that said grantees may mortgage one acre of said property herein conveyed, to be
selected by said grantees, together with a non-exclusive use and enjoyment of the
access easement conveyed herein, for the purpose of financing the construction of a
residence dwelling on said one-acre parcel, but that said grantees expressly agree and
covenant that they will not sell, convey, mortgage, nor otherwise encumber the property
herein conveyed until January 1, 1998, it being understood and agreed that these
provisions, restrictions and covenants shall expire and shall no longer be applicable
after January 1, 1998.

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, subject only to the provisions, restrictions and covenants as set forth
above herein.
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 10th
day of December, 1981

WITNESS:
Seed Tax - .50
Deed Tax - .50
Total - 1.00
1981 DEC 10 PM 2:35
(Seal) (R.H. Allen)
(Seal) 3.00 (Lois Allen)
(Seal) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that R. H. Allen and wife, Lois Allen
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 10th day of December, 1981.
P.O. Box 237
Wincent, Ala
35178
Notary Public.