

This instrument was prepared by

(Name) Neil C. Clay

(Address) 1711 Third Avenue, North, Bessemer, Alabama 35020

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

19820104000000120 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/04/1982 00:00:00 FILED/CERTIFIED

That in consideration of ...FIFTY-FIVE THOUSAND FIVE HUNDRED & NO/100 (\$55,500.00) DOLLARS

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

Dwight F. Elliott and wife, Betty B. Elliott
(herein referred to as grantors) do grant, bargain, sell and convey unto

Parker D. Wain, Jr. and wife Betty Jane Wain

(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:

A parcel of land located in the Northwest 1/4 of Northeast 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of Lot 10 of Brookstone Subdivision, as recorded in Map Book 4, Page 53, in the office of the Judge of Probate of Shelby County, Alabama, said point also being the Northeast corner of Lot 7 of said Subdivision, said point also being on the north line of said Section 28; thence in an Easterly direction, along the South lines of Lots 10, 12 and 14 of said Brookstone Subdivision and along part of the South line of Lot 20 of Section Two of Brookstone Subdivision, as recorded in Map Book 5, Page 14 in the office of the Judge of Probate in Shelby County, Alabama, said line also being the North line of said Section 28, a distance of 840.73 feet to a point on the Southeast right-of-way of an Alabama Power Company Transmission Line right-of-way; thence 143 degrees 37 minutes 28 seconds right, in a Southwesterly direction along said right-of-way line, a distance of 247.22 feet; thence 67 degrees 26 minutes 03 seconds left, in a Southeasterly direction, a distance of 59.97 feet; thence 67 degrees 20 minutes 10 seconds right, in a Southwesterly direction, a distance of 614.09 feet; thence 67 degrees 21 minutes 35 seconds left, in a Southeasterly direction, a distance of 102.64 feet to a point on the Northeast right-of-way line of Valley View Road, said point also being the beginning of a curve to the left, said curve having a radius of 160.6 feet and a central angle of 28 degrees 54 minutes; thence 180 degrees right, to tangent of said curve; thence along arc of said curve, in a Northwesterly direction along said right-of-way line, a distance of 81.01 feet to end of said curve, said point

(continued on back)

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 admir.istrators 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 30th day of December, 1981.

WITNESS:

(Seal)

Dwight F. Elliott

(Seal)

(Seal)

Betty B. Elliott

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned authority

hereby certify that Dwight F. Elliott and wife, Betty B. Elliott, whose name 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 30th day of December, 1981.

A. D., 19 81

Neil C. Clay

Notary Public.

also being the Southeast corner of Lot 6 of said Brookstone Subdivision; thence 28 degrees 54 minutes right, measured from tangent of said curve, in a Northwesterly direction along the most Easterly lines of said Lot 6 and Lot 7 of said Brookstone Subdivision, a distance of 617.68 feet to the Point of Beginning, being situated in Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1982 which are a lien but not due and payable until October 1, 1982.
2. Right of way to Alabama Power Company as recorded in Vol. 101, page 528 and Vol. 175, page 294 in the Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County as recorded in Vol. 135, page 15, in the said Probate Office.
4. All minerals of every kind and character, including, but not limited to oil, gas, sand, and gravel in, on and under subject property.

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BOOK

Neil Clay
1711 3rd Ave N
RETURN TO Bess, AL 35020

1982 JAN -4 AM 8:21
JUDGE OF PROBATE

Deed Tax \$5.50
Fee 3.00
Total 1.00
59.50

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

TO

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203