

This instrument was prepared by

(Name) Douglas Corretti
Corretti & Newsom
(Address) 1804 7th Avenue North
Birmingham, AL 35203



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$7,500.00) Seven Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
C. H. Willis and wife, Mildred F. Willis

(herein referred to as grantors) do grant, bargain, sell and convey unto

Johnny Morris Stephens and Anita L. Stephens

(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:

Commence at the Southwest corner of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Easterly along the South line of said Section 22 a distance of 668.21 feet to the point of beginning of the property being described; thence continue Easterly along last described course a distance of 317.84 feet to a point on the West line of a public street or road; thence turn an angle to the left of 91 degrees 30 minutes and run Northerly along the said West line of said street or road a distance of 225.0 feet to a point; thence turn an angle of 88 degrees 30 minutes to the left and run Westerly a distance of 318.56 feet to a point; thence turn an angle of 91 degrees 41 minutes to the left and run Southerly a distance of 225.0 feet to the point of beginning.

SUBJECT TO: (1) Ad valorem property taxes for the year 1982. (2) Restrictions appearing of record in Deed Book 257, Page 914. (3) Right of way for public road granted to Shelby County in Deed Book 245, Page 264.

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 8th day of January, 1982

WITNESS:

Deed 7.50
Lmk. 1.00
Rec. 1.50
10.00
1982 JAN 18 AM 8:18
(Seal)

C. H. Willis (Seal)

Mildred F. Willis (Seal)

Mildred F. Willis (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. H. Willis and wife, Mildred F. Willis 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 8th day of January, A. D., 1982.

Form ALA-31

CORRETTI & NEWSOM
1804-7TH AVENUE NORTH
BIRMINGHAM, ALABAMA 35203

Notary Public.