

This instrument was prepared by

(Name) Dale Corley

(Address) 1933 Montgomery Highway

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty Two Thousand and 00/100 DOLLARS

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

Euel L. Colburn and wife, Lilla Belle Colburn

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

Adam J. Lennox and Mary Ann Lennox

(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:

See Attached Exhibit "A"

Subject to:

- 1. Current taxes.
- 2. Right of way to The Water Works Board of the City of Birmingham as set out in Deed Book 304, Page 720.
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 42, Page 246.
- 4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 247, Page 875 and Deed Book 242, Page 429.

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\$35,000.00 of the purchase price recoted above was paid from a purchase money 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 31st day of March, 19 82

WITNESS:

(Seal)

Euel L. Colburn (Seal)
Euel L. Colburn

(Seal)

Lilla Belle Colburn (Seal)
Lilla Belle Colburn

(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 Euel L. Colburn and wife, Lilla Belle Colburn 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 31st day of March A. D., 19 82

Corley-Monroe

[Signature]

Notary Public.

Mr. Adam J. Lennox

Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 2 West, in Shelby County, Alabama; thence run northerly along the east line of said section 332.36 feet to sub-tangent of the center line of a 60 foot public road; thence turn 87 degrees 59 minutes left and run westerly 41.86 feet; thence turn 72 degrees 41 minutes right and run north-westerly along the center line of said public road 180.56 feet to the P.C. of a curve to the left, having a radius of 197.47 feet; thence run northwesterly and westerly along the center line of said public road 282.69 feet to the P.T. of said curve; thence continue along said center line, a distance of 126.33 feet; thence turn 80 degrees 45 minutes left and run southerly 617.83 feet, more or less, to the south line of said 1/4-1/4 section; thence turn right and run westerly 250 feet, more or less; thence turn 90 degrees right and run 648.86 feet to the sub-tangent of the center line of a 60 foot public road; thence turn 71 degrees 34 minutes left and run 55.83 feet; thence turn 26 degrees 33 minutes 30 seconds left, and run westerly along the center line of said road, 132.18 feet to the P.C. of a curve to the right having a radius of 218.24 feet; thence run westerly and northerly along the arc of said curve, and along center line of said road 356.36 feet to the P.T. of said curve; thence run northerly along the center line of said road on a course that is tangent to said curve at said P.T., 263.04 feet, more or less, to the intersection of said center line with the center line of a 60 foot public road running northeasterly and southwesterly; thence turn left and run southwesterly along the center line of last said public road, 345 feet, more or less, to the intersection of said center line with the west line of said SE 1/4 of Section 21, Township 19 South, Range 2 West; thence turn left and run southerly along said west line, 850 feet, more or less, to the SW corner of said 1/4-1/4 section; thence turn left and run easterly along the south line of said 1/4-1/4 section, 1326.96 feet to the point of beginning.

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EXHIBIT "A"

*File
JBC*

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 APR -5 AM 10:43

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

*Deed 7.00
Rec. 3.00
Ind. 1.00

11.00*

See mtg. 419-530