

STATE OF ALABAMA)

MOBILE COUNTY)

101

WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS That in consideration of the sum of One Thousand Dollars (\$1,000.00) and other good and valuable consideration in hand paid by A. Grey Till, Jr. and Jane B. Till (herein referred to as "Grantees") to the undersigned Fred L. Irvin and wife, Mary Jane Irvin, (herein referred to as "Grantors") the receipt of which is hereby acknowledged, the said Grantor does by these presents Grant, Bargain, Sell and Convey unto the aforesaid Grantees the following described real estate situated in Shelby County, Alabama, it-wit:

Commence at the NW corner of the NW 1/4 of the SW 1/4 of Section 36, Township 20 South, Range 2 West, Shelby County, Alabama; and run thence East 7.00 feet to a point; thence turn right and run South a distance of 99.50 feet, more or less, to the point of intersection of a north-south fence with an east-west fence, said point being marked by a round creasote corner fence post (previously marked by an old 4" by 4" fence post) establishing the Southeast corner of the Britt/Coyne property, and being further defined as the point heretofore accepted as the aforesaid NW corner of the NW 1/4 of SW 1/4 of the aforesaid Section 36; thence easterly along the heretofore accepted North boundary of said 1/4 - 1/4 section 360.00 feet, more or less, to an iron pin and the point of beginning; thence continue East along said heretofore accepted North boundary line of said 1/4 - 1/4 section a distance of 390.00 feet, more or less, to a point on the west boundary line of a county road; thence Southwesterly along said road a distance of 214.00 feet, more or less, to the Northeast corner of the A. Grey and Jane Till property; thence West a distance of 342.00 feet, more or less, along a North boundary of said Till property to an old 4" x 4" fence post; thence North 210.00 feet, more or less, along the East boundary of the Ogletree/Roper property to an iron pin and the point of beginning; containing one and three-quarter (1 3/4) acres approximately; and being that same property conveyed to Grantors by L. T. Bounds, now deceased, by warranty deed dated September 8, 1969 and recorded in Deed Book 259, pages 326 - 327, in the Office of Probate, Shelby County, Alabama.

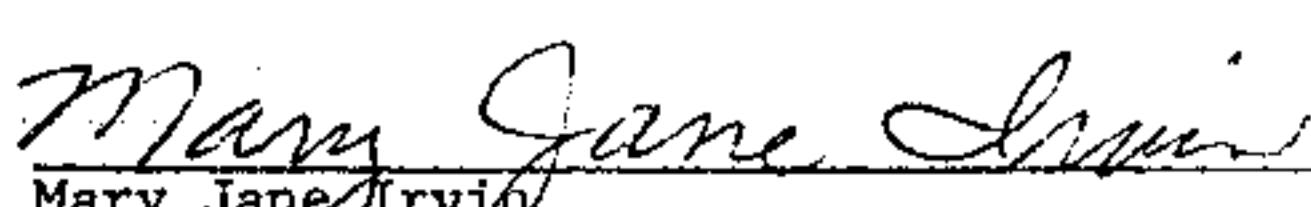
Said land is conveyed subject to the following:

- (1) Easements, rights-of-way, and restrictions of record.
- (2) Ad valorem taxes due and payable October 1, 1982.

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 their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And the undersigned Grantors, for themselves and for their heirs, executors and administrators hereby covenant with the Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have caused this conveyance to be executed this the 28th day of April, 1982.


Fred L. Irvin

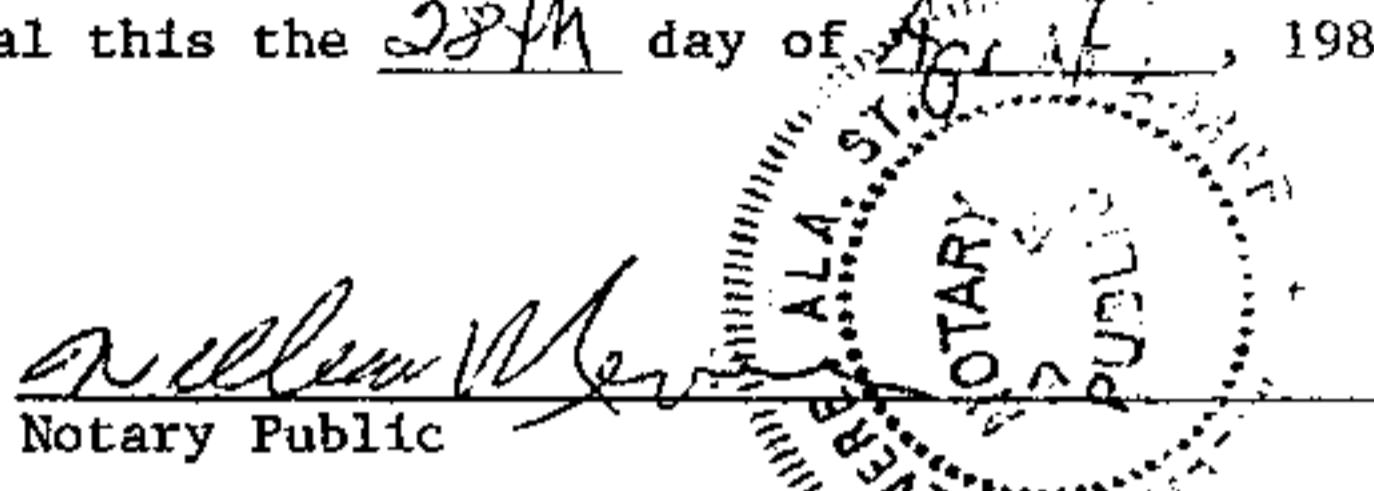

Mary Jane Irvin

STATE OF ALABAMA)

MOBILE COUNTY)

I, William V. Revere, a Notary Public in and for said County in said State, hereby certify that Fred L. Irvin and wife, Mary Jane Irvin, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of April, 1982.



William V. Revere
Notary Public

BOOK 339 PAGE 617

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1982 MAY -4 AM 8:03
JUDGE OF PROBATE

Deed tax 100
300
100
500