

(Name) Wallace, Ellis, Head & Fowler, Attorneys
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-58
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 OTHER VALUABLE CONSIDERATION & TWENTY-FIVE & NO/100 (\$25.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Annie C. Adams, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto
John Franklin Melton and wife, Sarah Virginia Melton

(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 intersection of the East line of the SE 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 1 West, with the North right of way boundary of Old U. S. Highway 280, and run thence thence Westerly along said North boundary of said Highway a distance of 210 feet to the Southwest corner of the property presently owned by the grantees; thence run North along the West boundary of said property presently owned by the grantees a distance of 220 feet; thence turn 90 deg. to the left and run West 20 feet to a point on the East boundary of the roadway leading to the home of the grantor; thence run Southwesterly along the East boundary of said roadway 230 feet, more or less, to the intersection thereof with the North right of way boundary of Old U. S. Highway 280; thence run Easterly along said North boundary of said highway a distance of 100 feet, more or less, to the point of beginning, containing 1/4 acres, more or less.

Subject to existing easements and rights of way of record.

Part of the consideration of this conveyance is the agreement of the grantees to improve the water drainage under the driveway leading to the grantor's residence home and to keep and maintain the existing shrubbery on the above described property during the grantor's lifetime.

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, I have hereunto set my hand(s) and seal(s), this 10th day of February, 1983.

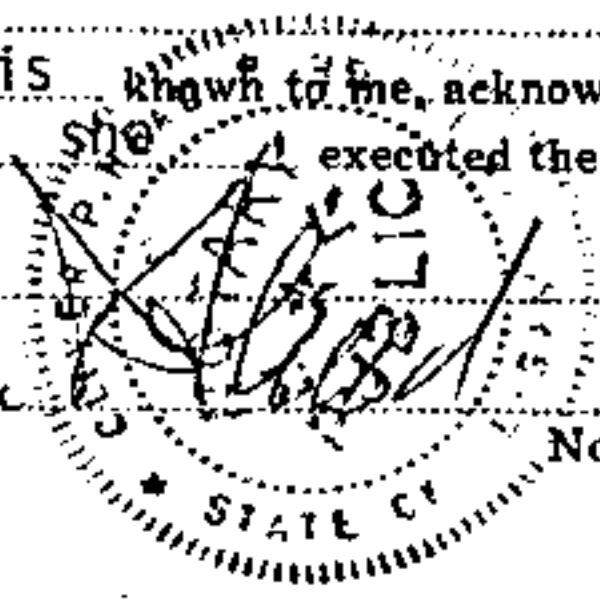
WITNESS: *Need tax - 50*
Sec 1.50
Doc 1.00
3.00
Annie C. Adams (Seal)
1983 FEB 18 PM 3:27
J. A. ... (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Annie C. Adams, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of February, A. D., 1983.

John F. Melton
Rt. 1 Box 250-B
Stevett, Ala
35147



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