

(Name) Maples  
Corretti & Newsom  
(Address) 1804 7th Avenue North, Birmingham, AL 35203  
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of (\$17,800.00) Seventeen Thousand Eight Hundred and no/100-----DOLLARS

to the undersigned grantor, Reid & Sanders, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Ronny D. Landrum and Carol S. Landrum

(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 part of the SE 1/4 of Section 22, Township 21 South, Range 3 West, Shelby  
County, Alabama, and being more particularly described as follows: Commence  
at the Northeast corner of the SE 1/4 of Section 22, Township 21 South, Range  
3 West, thence run Westerly along the North line of same a distance of 1878.51  
feet; thence turn left 90 degrees 13 minutes and run Southerly a distance of  
15.61 feet to the point of beginning of the property described herein; thence  
continue along the last named course a distance of 177.0 feet; thence turn  
left 63 degrees 42 minutes 45 seconds and run Southeasterly a distance of  
116.74 feet; thence turn right 23 degrees 12 minutes 19 seconds and continue  
Southeasterly a distance of 205.40 feet; thence turn right 19 degrees 22 minutes  
50 seconds and continue Southeasterly a distance of 170.01 feet to a point on a  
curve to the right having a radius of 233.16 feet and an interior angle of 36  
degrees 31 minutes 32 seconds; thence turn left 105 degrees 10 minutes 56 seconds  
to tangent of said curve and run Northeasterly along the arc of same a distance  
of 148.64 feet to point of tangent; thence run Easterly along said tangent a  
distance of 166.86 feet; thence turn left 102 degrees 57 minutes 46 seconds and  
run Northwesterly a distance of 489.13 feet; thence turn left 75 degrees 34  
minutes 45 seconds and run Westerly a distance of 511.88 feet to the point of  
beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem property taxes for the year 1983. (2) Transmission  
Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book  
101, Page 76 and Deed Book 121, Page 188 in Probate Office. (3) Right-of-Way granted  
to Shelby County by instrument recorded in Deed Book 245, Page 257, in Probate Office.  
\$13,350.00 of the purchase price recited above was paid from purchase money mortgage  
executed 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 con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances, except as set out hereinabove,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Calvin Reid  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of February 1983.

ATTEST: REID & SANDERS, INC.  
1983 FEB 23 AM 10:10 By Calvin Reid President  
Secretary

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

I, the undersigned Calvin Reid a Notary Public in and for said County in said  
State, hereby certify that Calvin Reid  
whose name as President of Reid & Sanders, Inc.  
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

Given under my hand and official seal, this the 21st day of February 1983.  
Gail E. Hume Notary Public

BOOK 345 PAGE 295

Deed TAX 4.50  
Rec 1.50  
Ind 1.00  
7.00  
see Htg H27-685