

GRANTORS' ADDRESS: 4709 Sylvaner Lane
Alabaster, AL 35007
GRANTEES' ADDRESS: 101 Alamosa Drive
Alabaster, AL 35007

(Name) ✓ James C. Pino, Attorney at Law

(Address) P. O. Box 766, Alabaster, Alabama 35007

Form 1-1-5 Rev. 1-66

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 Fifty Six Thousand and No/100 (\$56,000.00) DOLLAR,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Daniel O. Bullard and wife, Cynthia Bullard

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

Richard M. Timmons and wife, Linda T. Timmons

(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 N 1/2 of the SE 1/4 of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the southeast corner of Lot 1, Block 5, Mission Hills Second Sector, a map of which is recorded in Map Book 6, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama, run in a northerly direction along the east line of said Lot 1 and its northerly extension for a distance of 219.35 feet to a point on the north right-of-way line of Alamosa Drive; thence turn an angle to the right of 90 deg. 00 min. and run in an easterly direction for a distance of 131.86 feet, thence turn an angle to the right of 77 deg. 33 min. and run in a southeasterly direction for a distance of 354.94 feet; thence turn an angle to the right of 89 deg. 32 min. 30 sec. and run in a westerly direction for a distance of 263.52 feet to a point of curve, said curve being concave in a northeasterly direction having a central angle of 90 deg. and a radius of 25.00 feet; thence turn an angle to the right and run along the arc of said curve for a distance of 39.27 feet to the end of said curve and being a point of reverse curve; said reverse curve being concave in a westerly direction having a central angle to 14 deg. 48 min. 30 sec. and a radius of 436.86 feet; thence turn an angle to the left and run along the arc of said curve for a distance of 112.91 feet to the most southerly corner of said Lot 1, Block 5; thence turn an angle to the right and run along the southeast line of said Lot 1 for a distance of 132.75 feet to the point of beginning, being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1983 are a lien, but not due and payable until October 1, 1983. (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, Pages 76, 89 and 90, Deed Book 136, Page 339 and Book 121, Page 88, in Probate Office. (3) Right-of-Way granted to Shelby County by instrument recorded in Deed Book 126, Page 201, and Deed Book 245, Page 257, in Probate Office. (4) Easement to Plantation Pipe Line Company as shown by instrument recorded in Deed Book 112, Page 265 in Probate Office.

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 30th day of March, 1983.

WITNESS:

Deed TAX 6.00
Fee 1.50
Total 8.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1983 APR -4 AM 9:28
429-238
(Seal)

Daniel O Bullard (Seal)
Cynthia Bullard (Seal)

General Acknowledgment

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel O. Bullard and wife, Cynthia Bullard 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 30th day of March, A.D. 1983.

\$50,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Notary Public