

(Name) ✓ Jack R. Thompson, Jr.

(Address) 2220 Highland Ave. South Birmingham, Alabama 35255

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 Twenty Five Thousand and No/100----- (\$25,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Edward E. Blackerby and wife, Joyce J. Blackerby

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

Robert C. Milam and wife, Betty . Milam

(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 LEGAL DESCRIPTION MARKED EXHIBIT "A"

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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 9th day of May, 1983

WITNESS:

(Seal)

Edward E. Blackerby

(Seal)

Edward E. Blackerby

(Seal)

Joyce J. Blackerby

(Seal)

Joyce J. Blackerby

(Seal)

(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 Edward E. Blackerby and wife, Joyce J. Blackerby 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 9th day of May, A. D., 1983

Notary Public.

Description of a parcel of land situated in the northwest quarter of the northwest quarter of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

From the northwest corner of said northwest quarter run thence in a southerly direction along the west line of said quarter-quarter section for a distance of 238.93 feet to a 3/4" rebar set in the southerly right-of-way line of Shelby County Highway No. 13 at the point of beginning of the parcel herein described; thence turn an angle to the left of $118^{\circ}-29'-06''$ and run in a northeasterly direction along said southerly right-of-way line for a distance of 502.69 feet to a point in the north line of said quarter-quarter section; thence turn an angle to the right of $28^{\circ}-22'-44''$ and run in an easterly direction along said north line for a distance of 18.44 feet to a point in a curve in the westerly right-of-way line of a 30.00 foot wide easement for ingress and egress; thence turn and run in a southeasterly direction along said curve to the left, said curve having a radius of 233.31 feet, a central angle of $46^{\circ}-53'-55''$, and being concave northeasterly, for a distance of 190.97 feet to the point of tangency of said curve, the chord to said curve forming an interior angle of $111^{\circ}-28'-54''$ with the previous call; thence continue in a southeasterly direction along a line tangent to said curve for a distance of 82.54 feet to the point of curvature of a curve to the right; thence continue to run in a southeasterly direction along said curve to the right, said curve having a radius of 334.74 feet, a central angle of $31^{\circ}-54'-47''$, and being concave southwesterly, for a distance of 186.45 feet to the point of tangency of said curve; thence continue to run in a southeasterly direction along a line tangent to said curve for a distance of 156.32 feet to the point of curvature of a curve to the right, said curve having a radius of 119.83 feet, a central angle of $13^{\circ}-25'-55''$, and being concave westerly, for a distance of 28.09 feet to a point of compound curve; thence from said point of compound curve run along the arc of a second curve to the right, said second curve having a radius of 25.00 feet, a central angle of $109^{\circ}-05'-17''$, and being concave northwesterly, for a distance of 47.60 feet to a point of reverse curve; thence from said point of reverse curve run in a westerly and southerly direction along the arc of a third curve which is to the left, said third curve having a radius of 50.00 feet, a central angle of $113^{\circ}-51'-20''$ and being concave southeasterly, for a distance of 99.36 feet to a 2 1/2" iron pipe set; thence turn and leave said right-of-way line and run in a westerly direction along a line radial to last-mentioned curve, for a distance of 617.16 feet to a 3/4" rebar set in the west line of the aforesaid quarter-quarter section; thence turn a counter-clockwise angle of $85^{\circ}-32'-35''$ and run in a northerly direction along said west line for a distance of 454.59 feet to the point of beginning.

AND

Description of a parcel of land situated in the northwest quarter of the northwest quarter of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the northeast corner of said northwest quarter of northwest quarter and run thence in a westerly direction along the north line of said quarter-quarter section for a distance of 847.45 feet to a point in a curve in the easterly right-of-way line of a 30.00 foot wide easement for ingress and egress; thence turn to the left an angle of $87^{\circ}-44'-32''$ to tangent of said curve and run in a southeasterly direction along the arc of said curve to the left, said curve having a radius of 203.31 feet, a central angle of $47^{\circ}-11'-20''$, and being concave northeasterly, for a distance of 167.45 feet to the point of tangency of said curve; thence continue in a southeasterly direction along a line tangent to said curve for a distance of 82.54 feet to the point of curvature of a curve to the right; thence continue to run in a southeasterly direction along said curve to the right, said curve having a radius of 364.74 feet, a central angle of $15^{\circ}-57'-23''$, and being concave southwesterly, for a distance of 101.58 feet; thence from the chord to said curve turn an interior angle of $127^{\circ}-07'-40''$ and run in an easterly direction of 667.27 feet to a point on the east line of the aforesaid quarter-quarter section; thence turn an angle to the left of $89^{\circ}-49'-00''$ and run in a northerly direction along said east line for a distance of 292.99 feet to the point of beginning.

Subject to: Ad valorem taxes due October 1, 1983. Right of Way to Shelby County for public road across NW 1/4 of NW 1/4, Section 35, Township 20, Range 4 West, in Deed 221, page 385. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed 139, page 130. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Real Volume 385, page 98, in the Bessemer Division of the Probate Office of Jefferson.

(C U E R)

Grantors retaining an easement for ingress and egress. This easement shall inure to the benefit of Grantors' guests, invitees, licensees, future Grantees and assigns.

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Grantors reserve the right to occupy and possess the mobile homes which are presently located on the property and the contiguous area around said mobile homes for a period of up two (2) years from the date of this conveyance. This right is personal to the Grantors and may not be transferred and assigned to any other parties.

The right to occupy and possess, as described above, shall be extended to JOSEPH P. SANDERS and HELEN G. SANDERS on the same terms and conditions.

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

1983 MAY 12 PM 1:14

Thomas A. Sanders, Jr.
CLERK OF PROBATE

Noty. tap - 3750
Reg. 450
Ind. 100

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