

(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 Seven Thousand and No/100----- (\$7,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Joseph P. Sanders, Jr. and wife, Helen G. Sanders

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

Robert C. Milam and wife, Betty H. 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)

(Seal)

(Seal)

Joseph P. Sanders, Jr.

Joseph P. Sanders, Jr.

Helen G. Sanders

Helen G. Sanders

(Seal)

(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 Joseph P. Sanders, Jr. and wife, Helen G. Sanders 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

Notary Public

EXHIBIT "A"

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 northeast corner of the northwest quarter of the northwest quarter of said section run thence in a southerly direction along the east line of said quarter-quarter section for a distance of 292.99 feet to the point of beginning of the parcel herein described; thence continue in a southerly direction along said east line of said quarter-quarter section for a distance of 354.12 feet; thence turn an angle to the right of 90°-00'-00" and run in a westerly direction for a distance of 608.03 feet to a point on a curve, said curve is concave to the northwest with a radius of 149.83 feet, a central angle of 41°-38'-16" and a chord of 106.50 feet which forms an interior angle with the previous call of 82°-33'-29"; thence run in a northerly direction along the arc of said curve for a distance of 108.88 feet to its point of tangency; thence run tangent to said curve in a northwesterly direction for a distance of 156.32 feet to the point of beginning of a curve to the left, said curve having a radius of 364.74 feet and a central angle of 15°-57'-24"; thence run in a northwesterly direction along the arc of said curve for a distance of 101.58 feet; thence from the chord to said curve turn an interior angle of 68°-49'-43" and run in an easterly direction for a distance of 667.27 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.

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

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

1983 MAY 12 PM 1:12

Thomas P. Snowden, Jr.
JUDGE OF PROBATE

Deed Tax 7.00
Rec 3.00
Ind 1.00

11.00

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