

(Name) Wallace, Ellis, Head & Fowler

(Address) Box 587, Columbiana, Alabama 35051

Form 1-1-8 Rev. 1-88

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 THOUSAND AND NO/100 (\$20,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert W. Combs and wife, Patricia C. Combs
(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Roger N. Wheeler and wife, Glenda G. Wheeler

(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 portion of land situated in the SE $\frac{1}{4}$ of Section 22, Township 21 South, Range 3 West, and in the SW $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the SE $\frac{1}{4}$ of Section 22, Township 21 South, Range 3 West; thence run West along the North line of said $\frac{1}{4}$ Section a distance of 185.0 feet; thence turn left 97 deg. 21' 30" and run Southeasterly a distance of 14.08 feet to the point of beginning; thence continue along the last described course a distance of 758.91 feet to the Northerly right of way line of Shelby County Road #80, said right of way being in a curve to the right, having a radius of 3859.72 feet and an interior angle of 4 deg. 36' 07"; thence turn left 97 deg. 28' 54" to tangent of said curve and run Easterly along said right of way line an arc distance of 310.0 feet; thence from the tangent of said curve; turn left 93 deg. 17' 48" and run Northwesterly a distance of 706.34 feet; thence turn left 76 deg. 47' 45" and run Westerly a distance of 234.4 feet to the point of beginning. Containing 4.58 $\pm$ acres.

Subject to easements and rights of way of record.

The parties agree that the ad valorem taxes which will become due and payable on October 1, 1983, will be prorated and paid at that time, with the grantors to pay the portion of the total taxes applicable for 8 $\frac{1}{2}$ months and the grantees to pay the portion of the total taxes applicable for 3 $\frac{1}{2}$ months.

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 16th day of June, 1983.

WITNESS:

Deed Tax 20.00
Rev 1.50
Fees 1.00
22.50
JUN 16 PM 1:57

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert W. Combs and wife, Patricia C. Combs 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 16th day of June, A. D., 1983.

PO Box 15

AL 35407

Notary Public.