

SEND TAX NOTICE TO:

H. M. McHan

929-3rd Avenue, SW
Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY:

John F. De Buys, Jr., Attorney

2100 16th Avenue, South
Birmingham, Alabama 35205

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
James Nolen and wife, Clara Nolen

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

H. M. McHan and wife, Christine G. McHan

(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 S 1/2 of NW 1/4 of Section 2, Township 21 South, Range 3 West more particularly described as follows: Commencing at the SE corner of the NW 1/4 of NW 1/4 of said Section 2 and run north 629.2 feet; thence run west 100 feet to point of beginning of tract herein described; thence constine west 100 feet; thence run south 190 feet; thence run east 100 feet; thence run north 190 feet to the point of beginning.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

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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:

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 and seal, this 23rd day of June 1983

WITNESS:

Deed Tax 41.50
Rec 1.50
Jud 1.00
HH.00
1983 JUN 28 PM 12:08
James Nolen
Clara Nolen

State of ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Nolen and wife, Clara Nolen, whose name S 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 23rd day of June A. D., 19 83

Notary Public
My Commission Expires: