

(Name) F. Don Siegal, Esquire, Leitman, Siegal & Payne, P.A.

(Address) 425 First Alabama Bank Building, Birmingham, AL 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration

to the undersigned grantor, Mac-San Builders, Inc., a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto James E. Glenn and wife, Susan C. Glenn

(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 LEGAL DESCRIPTION ON EXHIBIT "A", WHICH IS ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE.

Subject to:

1. Taxes for 1984 and subsequent years. 1984 taxes are a lien but not due and payable until October 1, 1984.
2. Transmission line permits to Alabama Power Company recorded in Deed Book 108, Page 334, and in Deed Book 158, Page 555, in Probate Office.
3. Right of way to Shelby County recorded in Deed Book 152, Page 140, in Probate Office.
4. Easement to Little Gem Coal Company recorded in Deed Book 92, Page 203, in Probate Office.
5. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
6. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.

\$129,000.00 of the purchase price recited above, was paid from a mortgage loan simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13 day of December, 19 83.

ATTEST:

MAC-SAN BUILDERS, INC.

By

President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that whose name as President of Mac-San Builders, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 13 day of December 19 83.

First Ala. Bank
P.O. Box - 10247
B'ham 35202

Notary Public

22
PAGE
352
BOOK

LEGAL DESCRIPTION:



BOOK 22-A
PAGE 26
352
3
X
B

A parcel of land in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: From the NE corner said $\frac{1}{4}$ - $\frac{1}{4}$ section, run West along the north $\frac{1}{4}$ - $\frac{1}{4}$ line for 694.2 feet to a point on the east right of way line of County Road No. 17; thence deflect left an angle of $106^{\circ} 11'$ and run southerly along said road right of way line for 335.3 feet to a concrete marker number 86+23.1; thence continue along said right of way line by deflecting an angle right of $8^{\circ} 53'$ and running for 404.5 feet to a concrete marker number 82+21.5; thence continue along said road line by deflecting an angle left of $3^{\circ} 01'$ and running for 187.7 feet to a point where a fence intersects said road right of way line and the point of beginning of subject lot; from said point thus established, continue along said road right of way line for 114.8 feet to a concrete marker number 79+49; thence continue to run along said road right of way line by deflecting an angle left of $3^{\circ} 02'$ and running for 100.9 feet; thence leaving said road, deflect left an angle of 81° and run easterly for 405 feet; thence deflect left and run northerly for 215.6 feet to a point on a fence; thence deflect left an angle of 83° and run westerly along said fence for 405 feet, and back to the point of beginning.

See Mt. 440 - 843
1983 DEC 19 AM 9:31
Shelby County, Alabama
Clerk of Court

Deed tax 25.00
Rec. 30.00
Sub. 10.00
29.00

EXHIBIT "A"