

This instrument was prepared by

(Name) Michael A. Newsom, Attorney at Law

442

(Address) 2001 Montgomery Highway, Birmingham, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thousand and NO/100 (\$100,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Thurman Wilson, Jr. and wife, Katherine Ann Wilson, and Nancy Schilling and husband, Howard Schilling (herein referred to as grantors) do grant, bargain, sell and convey unto

John J. Yakoumis and wife, Charlotte W. Yakoumis

(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 parcel of land located in the NE 1/4 of the NE 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of said 1/4-1/4 Section; thence in a Westerly direction along the South line of said 1/4-1/4 Section a distance of 462.59 feet to the point of beginning; thence continue along last described course, a distance of 117.41 feet; thence 116 degrees 34 minutes 43 seconds right in a Northeasterly direction a distance of 304.07 feet to a point on the Southwesterly right-of-way line of Shelby County Highway No. 275; thence 92 degrees 05 minutes 41 seconds right in a Southeasterly direction along said right-of-way a distance of 105.07 feet; thence 87 degrees 54 minutes 19 seconds right in a Southwesterly direction a distance of 247.70 feet to the point of beginning; situated in Shelby County, Alabama.

Subject to taxes due for the year 1984, and subsequent years.

Subject to Transmission Line Permits to Alabama Power Company recorded in Deed Book 185, Page 476, Deed Book 101, Page 500, and Deed Book 101, Page 569, and as shown by survey of Johnnye Horton dated November 25, 1983.

Subject to mineral and mining rights incident thereto as recorded in Deed Book 121, Page 437, in said Probate Office of Shelby County, Alabama

\$100,000.00 of the purchase price recited hereinabove was paid from the proceed of a real estate mortgage loan closed simultaneously with the delivery of this deed.

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 5th day of January, 1984

WITNESS:

Rec 1.50
Ind 1.00
2.50

1984 JAN 11 AM 8:34
H41-806

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thurman Wilson, Jr. and wife, Katherine Ann Wilson, and Nancy Schilling and husband, Howard Schilling, 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 5th day of January, A. D., 1984

MICHAEL A. NEWSOM

ATTORNEY AT LAW
2001 MONTGOMERY HIGHWAY
BIRMINGHAM, AL 35209

Notary Public.