

This instrument was prepared by

534

(Name) Douglas Hulon(Address) P.O. Box 217
Pelham, Al. 30124

This Form furnished by:

Cahaba Title, Inc.1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

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

STATE OF ALABAMA

COUNTY OF

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$69,000.00

to the undersigned grantor, D.H&H INC a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Constance M. Beaton

(herein referred to as GRANTEEES) 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, Al

A parcel of land located in the NE 1/4 of SW 1/4 of sec 14, Twp.
20 South, Range 3 West, Shelby County, Alabama, more particularly
described as follows: Commence at the S.W. corner of the NW 1/4 of
SE 1/4 of said Section 14; thence in a Northerly direction, along the
West line of said 1/4-1/4 Section, a distance of 536.56 feet to a
point on the N.W. right-of-way line of Parker Drive; thence 41 deg.
28'50" right, in a Northeasterly direction along said R.O.W. line a
distance of 390.82 feet; thence 90 deg. left, in a Northwesterly
direction, distance of 360.0 feet to the point of beginning; thence
continue along last described course, in a Northwesterly direction,
a distance of 110.0 feet; thence 90 deg. left, in a Southwesterly
direction, a distance of 180.0 feet; thence 90 deg. left, in a South
easterly direction a distance of 110.0 feet; thence 90 deg. left, in a
Northeasterly direction a distance of 180 ft. to the pt. of beginning.

This Convenyance Subject to: (1) Right of way to Alabama Power
Company recorded in Deed Book 76, Page 307; in Deed Book 169, Page 19,
and in Deed Book 182, Page 56, in Probate Office, (2) Permit to South
Central B-11 recorded in Deed Book 285, Page 183, in Probate Office,
(3) Easements to Alabama Power Company recorded in Keed Book 206, Page
202, and in Deed Book 248, Page 837, in Probate Office, (4) Rights and
easement for water drainage as described in Deed to Weyerhaeuser Company,
dated May 4, 1978, recorded in Deed Book 311, Page 953, in Probate Office.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Douglas Hulon
who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 15 day of Feb 19 84

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See Mtg 444 ps. 725
1984 MAR -9 PM 2:21
Secretary

By Douglas Hulon President

STATE OF
COUNTY OF

\$69,000.00 of the purchase price recited above was paid from a mortgage loan
filed simultaneously herewith.

I, The Undersigned
State, hereby certify that

whose name as Douglas Hulon President of D.H&H 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 15 day of Feb.

Form AIA-33

Kathy J. Shell
Notary Public