

JOHN T. BLACK, BLACK AND MORGAN, ATTORNEYS
3432 Independence Drive
Birmingham, Alabama 35209

331

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 Seventy Five Thousand and No/100 (\$75,000.00)

DOLLARS

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

Charles H. Adderhold and wife, Billie H. Adderhold

(herein referred to as grantors) do grant, bargain, sell and convey unto ✓ Douglas Ray Darden and wife, Margaret Ann Darden

(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: together with all buildings and other improvements thereon:

A tract of land located partly in the SE 1/4 of the NE 1/4 and partly in the NE 1/4 of SE 1/4, all in Section 13, Township 21 South, Range 1 East, of the Huntsville Principal Meridian, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of Section 13, Township 21 South, Range 1 East then South along the east line of said section 2794.2 feet, to an Alabama Power Company Monument marked 2794.2 said point being on the North Bank of Lay Lake, Coosa River, thence 96° 33' right Northwesterly along said bank 200.0 feet, thence 22° 52' left Southwesterly along said bank 100.0 feet to the point of beginning of tract of land herein described, thence continue along last mentioned course 150 feet; thence 96° 22' right Northwesterly 146.47 feet, thence 60° 15' right Northeasterly 171.25 feet, thence 119° 45' right Southeasterly 215.20 feet to the point of beginning.

MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

1. Taxes due in the year 1984, a lien, but not yet payable.
2. Right of way to Alabama Power Company and Southern Bell Telephone Company in Book 253, page 284.
3. Rights to flood acquired by Alabama Power Company in Pending Suit Book 4, page 381.
4. Right of way to Alabama Power Company in Deed Book 194, page 47 and Deed Book 194, page 47 and Deed Book 194, page 59.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 AUG -6 PM 2: 24

Thomas A. Snowling, Jr.
JUDGE OF PROBATE

Deed tax - 75.00
Rec. 250
Ind. 100
78.50

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 6th day of AUGUST, 1984

WITNESS:

Judy A. Black

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, a Notary Public in and for said County, in said State, hereby certify that Charles H., Adderhold and wife, Billie H. Adderhold 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 6th day of August, A.D., 1984

Form 3091

P.O. Box - 252
Huntsville Ala.
35186

Joan J. Ferguson
Notary Public