

This instrument was prepared by

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1082



Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ---THIRTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 (\$38,500.00)---DOLLARS

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

BOBBY D. CONN and wife, LUCRETIA DALE CONN,

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

MICHAEL R. DAWSON and wife, BONNIE B. DAWSON

(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:

The East 150 feet of the following described property: Commence at the Southwest corner of the West 1/2 of the East 1/2 of the NW 1/4 of the NE 1/4, Section 15, Township 21 South, Range 3 West, for the point of beginning; thence in a Northerly direction along the West line of said West 1/2 and run a distance of 100.0 feet; thence turn an angle of 90 degrees 54 minutes to the right for a distance of 331.4 feet to the East line of the above said West 1/2 of East 1/2 of NW 1/4 of NE 1/4; thence turn an angle of 89 degrees 06 minutes to the right for a distance of 100.0 feet; thence turn an angle of 90 degrees 54 minutes to the right for a distance of 331.4 feet to the point of beginning.

Also rights of ingress and egress over a roadway described as follows: Commence at the Northwest corner of above described property for a point of beginning; thence South along the West line of above described property 20.0 feet; thence 90 degrees 54 minutes right run West 151.4 feet, more or less to the East right of way of a street; thence North with said right of way 20.0 feet; thence East 151.4 feet, more or less to the point of beginning, all situated in Shelby County, Alabama.

\$34,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO:

- Coal, oil, gas and other mineral interests in, to or under the land herein described.
- Right of way of Alabama Power Company as recorded in Volume 231, page 270 in the Probate Office of Shelby County, Alabama.
- Road easement as recorded in Volume 138, page 285 in said Probate Office.

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 16th day of August, 1984.

WITNESS:

Deed TAX 4.00
Rec 2.50
Inst 1.00
7.50

STATE OF ALABAMA SHELBY CO.
I CERTIFY THAT THIS INSTRUMENT WAS FILED
1984 AUG 21 AM 8:28
JUDGE OF COURTS

Bobby D. Conn
Bobby D. Conn (Seal)

Lucretia Dale Conn (Seal)

Lucretia Dale Conn
Lucretia Dale Conn (Seal)

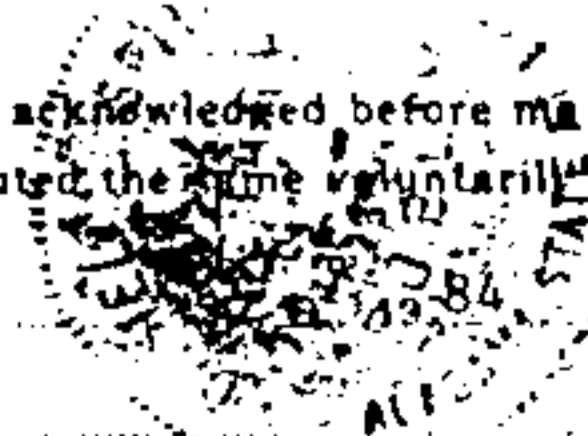
STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

the undersigned, Bobby D. Conn and wife, Lucretia Dale Conn, a Notary Public in and for said County, in said State, hereby certify that 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 16th day of August

[Signature]



Notary Public

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