

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-8 Rev. 1-88

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

1,000.00

That in consideration of ONE DOLLAR(\$1.00) and other good and valuable consideration ~~XXXXXXXXXX~~

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Bert H. Sanders and wife, Frances Sanders

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

✓ John R. Cannady and wife, Peggy S. Cannady (Box 741, Alabaster, Alabama 35007)

(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:

From the NW corner of the NE 1/4 of the NE 1/4, Section 7, Township 21 South, Range 2 East, run Southerly and at an angle of 127 deg. and 06 min. from the East-West line of said 1/4 1/4 a distance of 370.91 feet to the point of beginning; thence right 27 deg. 50' a distance of 90.53 feet; thence right 4 deg. 47' a distance of 107.12 feet; thence left 85 deg. and 04 min. a distance of 177.83 feet to the 397 contour line referenced to mean sea level; thence left 89 deg. and 54' along said contour line a distance of 196.39 feet (for purpose of survey tie only, said contour line being the property line understood); thence left 90 deg. and 29 min. a distance of 205.87 feet to the point of beginning.

BOOK 358 PAGE 433

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 27th day of August, 1984.

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

Deed Tax 1.00
Rec 2.50
Ind 1.00
H.S.

1984 AUG 27 AM 11:24 (Seal)

Bert H. Sanders (Seal)
(Bert H. Sanders)

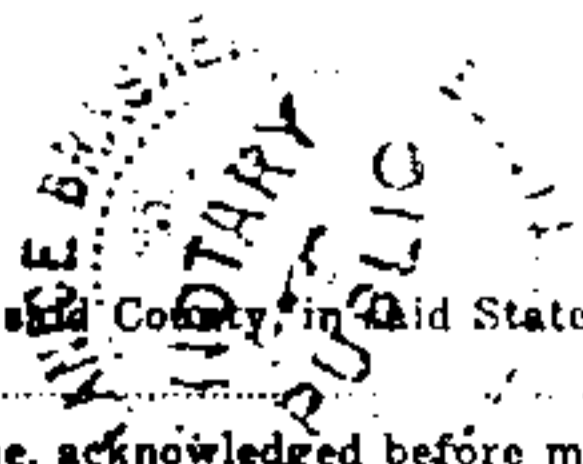
Frances Sanders (Seal)
(Frances Sanders)

Judge of Probate (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for this County, in said State, hereby certify that Bert H. Sanders and wife, Frances Sanders 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 27th day of August, A. D., 1984.

Jamie Brasher
Notary Public.