

This instrument was prepared by

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(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-66

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,

That in consideration of Thirty-three thousand and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Bernice Reed Harvill, John C. Reed, Levert Reed, William Reed, Jr.
and Billy Howard Reed
(herein referred to as grantors) do grant, bargain, sell and convey unto

Kenny E. Allen and wife, Mary Allen (304 West Sterrett, Columbiana, Ala.)
(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:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed by grantors herein for the purpose of identification.

The property herein conveyed does not constitute any part of the homestead of grantors or any of them.

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 14th day of September, 1984

WITNESS:

William Reed, Jr. (Seal)
William Reed, Jr.

Billy Howard Reed (Seal)
Billy Howard Reed
(Seal)

Bernice Reed Harvill (Seal)
Bernice Reed Harvill

John C. Reed (Seal)
John C. Reed

Levert Reed (Seal)
Levert Reed

STATE OF ALABAMA

Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bernice Reed Harvill, John C. Reed, Levert Reed, William Reed, Jr. and Billy Howard Reed 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 14th day of September, A. D. 1984

Notary Public.

Parcel I
Commence at the Southeast corner of SW 1/4 of SE 1/4 of Section 23, Township 21 South, Range 1 West, and run West along South line of said 1/4 section for a distance of 354.0 feet; thence turn an angle of 89 deg. 30 min. to the right and run a distance of 502.20 feet to a point on the North margin of Sterrett Street; thence turn an angle of 83 deg. 20 min. to the right and run along the North margin of Sterrett Street for a distance of 33 feet for the point of beginning; thence continue on the same course along the North margin of Sterrett Street for a distance of 105 feet; thence turn an angle of 84 deg. 42 min. to the left and run a distance of 210.0 feet; thence turn an angle of 95 deg. 18 min. to the left and run a distance of 59.34 feet to a point on the Southeasterly right of way line of State Highway #25; thence turn an angle of 30 deg. 04 min. 21 sec. to the left and run along the Southeasterly right of way line of State Highway #25 for a distance of 6.26 feet; thence turn an angle of 9 deg. 07 min. 21 sec. to the right and run along said Highway #25 right of way for a distance of 45.0 feet; thence turn an angle of 63 deg. 45 min. to the left and run a distance of 190.69 feet to the point of beginning.

Parcel II

Commence at the Southeast corner of SW 1/4 of SE 1/4 of Section 23, Township 21 South, Range 1 West, and run West along the South line of said 1/4 Section for a distance of 354.0 feet; thence turn an angle of 89 deg. 30 min. to the right and run a distance of 502.2 feet to a point on the North margin of Sterrett Street; thence turn an angle of 83 deg. 20 min. to the right and run along the North margin of Sterrett Street for a distance of 138 feet for the point of beginning; thence continue on the same course along the North margin of Sterrett Street for a distance of 95 feet more or less to the Southwesterly edge of a 10 foot chert road; thence turn an angle to the left and run in a Northwesterly direction along the Southwesterly edge of said chert road for a distance of 225 feet more or less to a point which is the Northeast corner of Parcel I described above; thence turn an angle to the left and run in a Westerly direction for a distance of 9 feet more or less; thence turn an angle to the left and run in a Southerly direction for a distance of 210 feet to the point of beginning.

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All of the above property is situated in Shelby County, Alabama.
Subject to utility easements and road rights-of-way of record.

Also subject to the following:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, assessed by Gulf States Paper Corporation.
2. Condemnation proceeding in Lis Pendens Book 4, page 169 for Highway right-of-way to State of Alabama.

SIGNED FOR IDENTIFICATION:

Bernice Reed Harvill
Bernice Reed Harvill

John C. Reed
John C. Reed

Levert Reed
Levert Reed

William Reed, Jr.
William Reed, Jr.

Billy Howard Reed
Billy Howard Reed

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 SEP 14 PM 3:53

Thomas H. Henderson, Jr.
JUDGE

Deed Tax 33.00
Rec 8.00
Fund 1.00
42.00