

5000

(Name) JACK GIVHAN COMER(Address) CALERA, ALA. 35040

This instrument was prepared by

(Name) V. Wayne Causey, Attorney at Law(Address) P. O. Drawer D, Calera, Alabama 35040

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 (\$10.00) DOLLARS
and other good and valuable considerations

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

Jack P. Comer and wife, Sara E. Comer

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

Jack Givhan Comer and Janis Hendrix Comer

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the Southwest corner of the Southwest quarter of the Southeast quarter of Section 15, Township 22 South, Range 2 West, Shelby County, Alabama, thence run North 46 degrees 33 minutes West a distance of 167.10' to a point on an existing fence line and the point of beginning of the property being described, Thence turn an angle of 16°-58'-39" to the right and run Northwesterly along said fence line a distance of 427.85' to a point, Thence turn an angle of 79°13' right and run Northeasterly a distance of 503.96' to a point, Thence turn an angle of 90°-00' right and run Southeasterly a distance of 400.0' to a point, Thence turn an angle of 90°-00' right and run Southwesterly a distance of 655.79' to the point of beginning, containing 5.0 acres and marked at each corner with a steel rebar pin.

According to the survey of Joseph E. Conn, Jr., Registered Land Surveyor, dated September 30, 1984.

Together with a right of way and easement of a uniform width of 30 feet across the remaining lands of the Grantors to provide ingress and egress to and from the above described property and Alabama Highway No. 25.

Part of the consideration for this conveyance is the Grantees' (continued on back)

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 12th day of October, 1984.

WITNESS:

(Seal) Jack P. Comer (Seal)
(Seal) Sara E. Comer (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jack P. Comer and wife, Sara E. Comer whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on the 12th day of October, 1984, that they are informed of the contents of the conveyance and they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of October, A. D., 1984

My Commission Expires May 26, 1987 Notary Public

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covenant and agreement that they, and their successors in title for a period of twenty-one years subsequent to the death of the survivor of the Grantees, will not sell nor convey the property conveyed by this deed nor any part thereof, during the respective lives of the Grantors without first offering the sale and conveyance thereof to said Grantors at and for the sale price, and according to the same terms and conditions, as such proposed sale and conveyance to other third parties, the Grantors hereby reserving what is commonly referred to as the "right of first refusal" for said property.

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

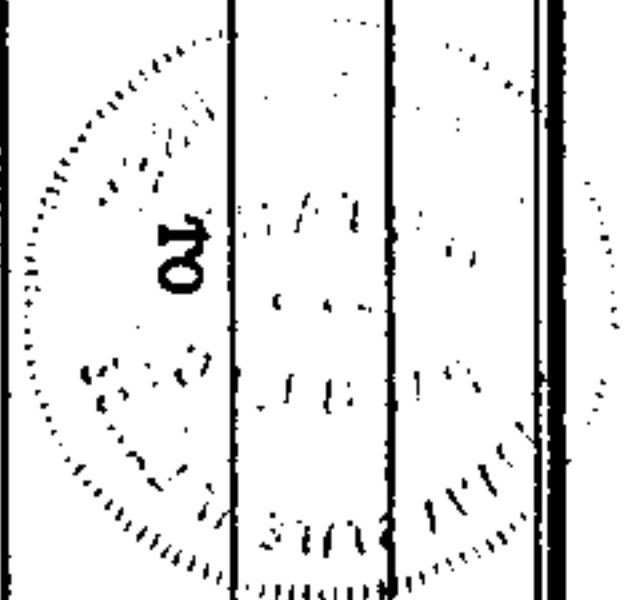
1984 OCT 17 AM 10:47

Thomas H. Henderson, Jr.
JUDGE OF PROBATE

*Deed Tax - 500
Rec 510
Ind 100
1100*

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RETURN TO



WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.