

This instrument was prepared by

(Name) John Burdette Bates, Attorney at Law

(Address) #10 Office Park Circle, Suite 122, Birmingham, Alabama 35223

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 ONE HUNDRED AND 00/100 (\$ 100.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, LUTHER M. DAVIS A/K/A L. M. DAVIS AND WIFE, NELLIE V. DAVIS,

(herein referred to as grantors) do grant, bargain, sell and convey unto BETTY D. EDWARDS AND HUSBAND, DONALD EDWARDS, RESERVING HOWEVER, TO THE GRANTORS A LIFE ESTATE IN AND TO THE HEREINAFTER DESCRIBED REAL PROPERTY, (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:

Commence at the SW corner of the NW 1/4 of the SE 1/4 of Section 13, Township 19, Range 3 East, thence North 00°01'00" West a distance of 801.68 feet to the point of beginning; thence North 00°01'00" West a distance of 200.42 feet, thence North 84°30'00" East a distance of 1275.43 feet; thence South 87°01'00" East a distance of 1304.57 feet; thence South 01°28'00" East a distance of 147.69 feet; thence North 87°46'00" West a distance of 1303.33 feet; thence South a distance of 40.0 feet; thence South 84°43'00" West a distance of 1279.22 feet to the point of beginning. Less and except any part on public road.

Reserving, however, to the Grantors and to both of them, a life estate in and to the property herein described, for and during their natural lifetimes.

Subject to ad valorem taxes for the year 1984, easements, restrictions, other matters of public record and the life estate reserved herein to the Grantors.

Send Tax Notice To: Betty D. Edwards and Donald Edwards
Route 2
Vincent, Alabama 35178

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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 10th day of July, 1984.

WITNESS STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1984 NOV 26 AM 10:37

Seal tax - 2.50 / 2.00 = 4.50

Luther M. Davis (Seal)
Nellie V. Davis (Seal)

STATE OF ALABAMA SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Luther M. Davis and wife, Nellie V. Davis, 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 10th day of July, 1984. John Burdette Bates