

This instrument prepared by

James A. Holliman

c/o Mr. Basil Kennedy
860 Oak Mtn. Park
Pelham, Alabama 35124

(Name)

(Address) 1610 4th Avenue North Bessemer, Alabama 35020

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 Ten Dollars (\$10.00) and other valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Burke Dunaway & wife, Fay B. Dunaway and R.E. Hamilton & wife, Billie J. Hamilton (herein referred to as grantors) do grant, bargain, sell and convey unto Michael E. Thomas and Wife, Elizabeth B. Thomas

(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:

An undivided one fourth (1/4) interest in and to the following described Real Property.

A parcel of land located in the SW 1/4 of the NE 1/4, and NE 1/4 of the SW 1/4, and the SE 1/4 of the NW 1/4, all in Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described on the following Page Marked Exhibit "A" attached hereto and made a part hereof.

This Conveyance subject to:

- (1). Easements and restrictions of record.
- (a). Ad Valorem Taxes for 1985.

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 12th day of April, 1985

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Burke Dunaway & Wife, Fay B. Dunaway & R.E. Hamilton & wife, Billie J. Hamilton whose name s 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 12th day of April, A. D., 1985

Jack A

General Acknowledgment

Notary Public.

My Commission Expires 4/16/87

024 PAGE 165

An undivided one fourth (1/4) interest in and to the following described Real Property.

LEGAL DESCRIPTION

A parcel of land located in the SW 1/4 of the NE 1/4, and NE 1/4 of the SW 1/4, and the SE 1/4 of the NW 1/4, all in Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of the SE 1/4 of said Section 14; thence in a Northerly direction, along the West line of said quarter-quarter Section, a distance of 536.56 feet to a point on the Northwest right of way line of Parker Drive (extended); thence 41 deg. 28 min. 50 sec. right, in a Northeasterly direction along said right of way line, a distance of 870.82 feet, to a point on the Southwest right of way line of Seaboard Coast Line Railroad; thence 90 deg. left, in a Northwesterly direction along said right of way line, a distance of 106.0 feet to the beginning of a curve to the left, said curve having a radius of 2774.63 feet and a central angle of 4 deg. 12 min.; thence along arc of said curve, in a Northwesterly direction, along said right of way line, a distance of 203.32 feet to end of said curve; thence continue in a Northwesterly direction, along said right of way line, a distance of 381.84 feet; thence 85 deg. 48 min. left, in a Southwesterly direction, a distance of 40.0 feet to the point of beginning; thence continue along last described course, a distance of 584.42 feet; thence 90 deg. right, in a Northwesterly direction a distance of 250.0 feet; thence 90 deg. right, in a Northeasterly direction, a distance of 593.0 feet, more or less, to a point on the Southerly right of way line of said Seaboard Coast Line Railroad; thence in a Southeasterly direction, along said right of way line, a distance of 100 feet, more or less; thence in a Southeasterly direction, a distance of 155 feet, more or less, to the point of beginning. Subject to easements and rights of way of record.

And being the same property as Survey by Reynolds, Perry and Wilson, Pelham, Alabama. Dated 3-30-85 Numbered J-85-536.

Exhibit "A"
Dunaway & Hamilton
40
Thomas

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

1985 APR 16 PM 2:37

Thomas A. Hamilton, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		16.00
Mineral Tax		
Recording Fee		5.00
Index Fee		3.00
TOTAL	\$	24.00