

2520 Marcal Road
Birmingham, AL

This instrument was prepared by

(Name) Jeffrey E. Rowell

(Address) Post Office Box 59280, Birmingham, AL 35259

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety Three Thousand Five Hundred and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Clyde Miller Sharpe, Jr., and wife, Julie Ruth H. Sharpe (herein referred to as grantors) do grant, bargain, sell and convey unto Steven A. Back and wife, Sarah R. Back (herein referred to as GRANTEEES) 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:

A part of the SW 1/4 of the SE 1/4 of Section 16, Township 19, Range 2 West, and being more particularly described as follows: Commence at the SW corner of said 1/4-1/4 Section; thence East along the South line of same a distance of 710.00 feet; thence 64 degrees 46 minutes to the left a distance of 969.30 feet; thence 74 degrees 52 minutes to the left a distance of 333.60 feet; thence 90 degrees 00 minutes to the left a distance of 200.00 feet to the point of beginning of tract herein described; thence continue along the last named course a distance of 150.0 feet; thence 80 degrees 04 minutes to the left a distance of 204.30 feet; thence 114 degrees 55 minutes to the left a distance of 50.0 feet to the point of a curve to the right having a central angle of 07 degrees 14 minutes a radius of 1110.84 feet; thence along the arc of said curve a distance of 140.25 feet; thence 78 degrees 47 minutes to the left a distance of 160.24 feet to the point of beginning.

Situated in Shelby County, Alabama. Mineral and Mining rights excepted.

Subject to:

1. Taxes for the current year.
2. Restrictions as shown in deed book 259, page 555 and deed book 299, page 170.
3. Permits as recorded in deed book 129, page 564 and deed book 179, page 367.

* \$70,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 29th day of July, 1985.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

Deed Tax 23.50

(Seal)

Rec 7-50 1985 JUL 31 AM 9:58

(Seal)

Jud 1-00

(Seal)

27.00

(Seal)

Thru a. [Signature]

(Seal)

JUDGE OF S. S. C. I. A. [Signature]

(Seal)

Clyde Miller Sharpe, Jr. (Seal)
Clyde Miller Sharpe, Jr. (Seal)
Julie Ruth H. Sharpe (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clyde Miller Sharpe, Jr., and wife Julie Ruth H. Sharpe, 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 29th day of July A. D. 1985.

Jefferson Fed. I. S. L.

William G. Roe
My Commission Expires 8/84

Notary Public