

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

P. O. BOX 360187

(Address) BIRMINGHAM AL 35236-0187

This Form furnished by

Cahaba Title, Inc.

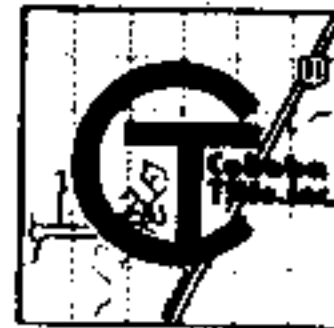
Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100TH (\$10.00) DOLLARS
AND OTHER GOOD AND VALUABLE CONSIDERATION

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

JEFFREY H. FLANNERY AND WIFE, JUDITH L. FLANNERY

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

NOLAN D. DOWNS AND WIFE, BARRETT H. DOWNS

(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:

A Non-Exclusive easement granting the right of ingress and egress along the clay road - driveway extending from the end of Double Oak Lane along the northwest part of the grantees' property, more particularly shown on the survey dated March 11, 1986, and prepared by C. J. Richardson, which said survey is attached hereto and included herein by reference.

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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
day of FEBRUARY, 19 86

WITNESS:

(Seal)

(Seal)

(Seal)

JEFFREY H. FLANNERY (Seal)
JUDITH L. FLANNERY (Seal)

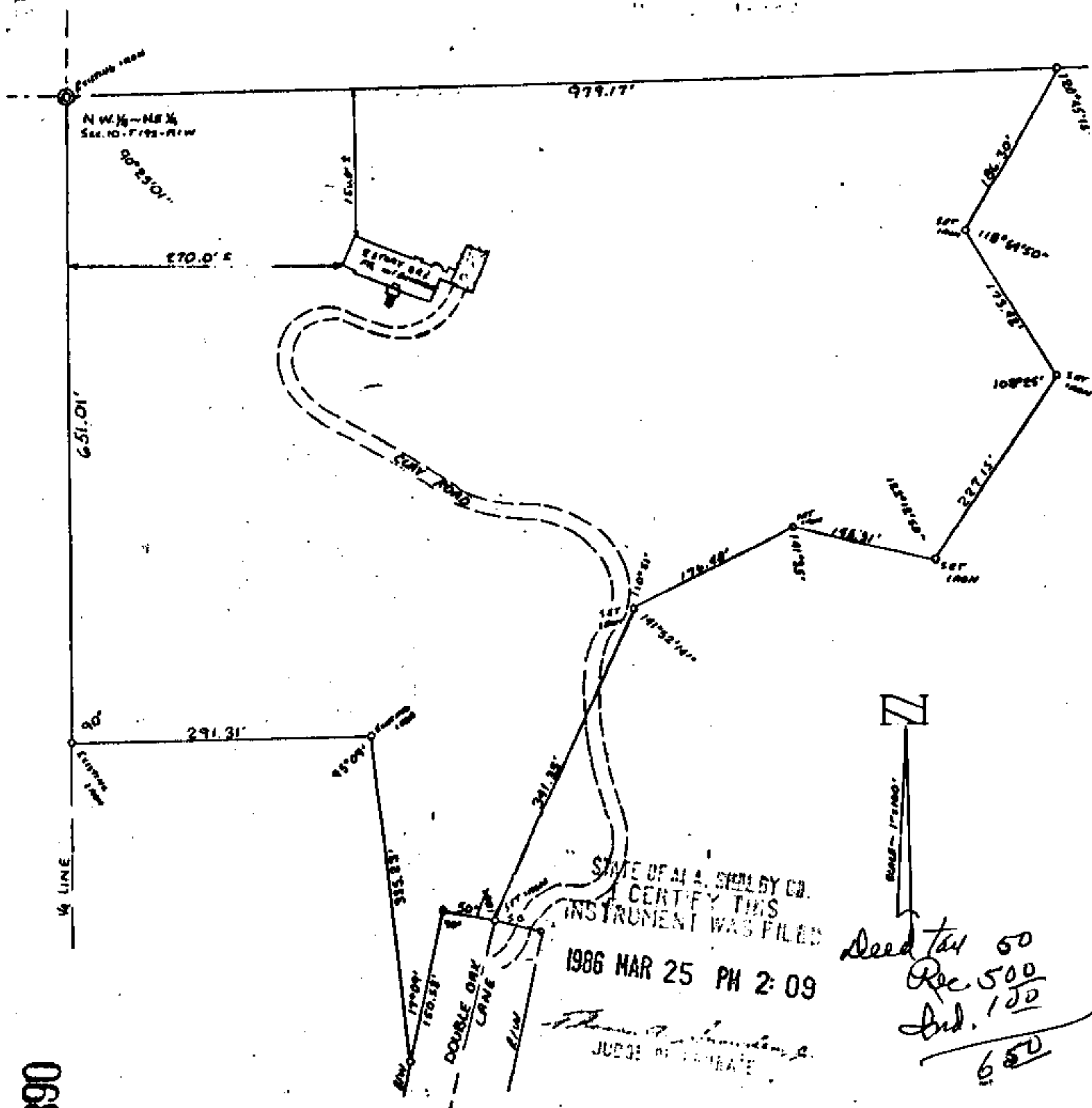
STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JEFFREY H. FLANNERY AND WIFE, JUDITH L. FLANNERY, 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 FEBRUARY day of A. D., 19 86



STATE OF ALABAMA
SHELBY COUNTY

I, C. J. Richardson, a registered Land Surveyor, do hereby certify that the foregoing is a true and correct map or plat of my survey of a portion of land situated in the NW 1/4 of the NE 1/4 of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

A part of the NW 1/4 of the NE 1/4 of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows: Begin at the Northwest corner of said NW 1/4 of the NE 1/4; thence South along the West 1/2 line of said 1/4 section a distance of 651.01 feet to the Northwest corner of Lot 1 of Double Oak Estates as recorded in Map Book 8, Page 129, Shelby County, Alabama; thence 90°00' left a distance of 291.31 feet along the North boundary of Lot 1; thence 84°51' right a distance of 335.23 feet to the Northwest right-of-way line of Double Oak Lane; thence 162°51' left a distance of 150.53 feet along said right-of-way line; thence 90° right a distance of 50 feet along the North right-of-way line of Double Oak Lane; thence 80° left a distance of 341.35 feet; thence 38°07'46" right a distance of 176.48 feet; thence 38°25' right a distance of 145.31 feet; thence 57°47'10" left a distance of 227.17 feet; thence 71°35' left a distance of 173.42 feet; thence 61°05'10" right a distance of 186.30 feet to the North line of said section; thence 120°45'15" left a distance of 979.17 feet along the North line of said section to the point of beginning. Containing 11.56 acres, more or less.

I further certify that the residence now erected on said lot is within the lines of same and that there are no rights-of-way, easement or encroachments over or across said lot visible to me or known to exist, except as shown on my survey, this the 13th day of February, 1985.

According to my survey this the 11th day of March, 1986.

C. J. Richardson
C. J. Richardson

Reg. 89225

This is to certify that I have consulted the Federal Insurance Flood Hazard Map and that the above described lot is not located in a special flood hazard area.

The purpose of this certificate is to provide information only. No other use is implied or intended.

BOUGLAS ENGINEERING CO., INC.

P. O. Box 6706

Old Avenue

Mt. AL 35217

Phone R49 R371

Seed tax 50
Rec. 500
Sub. 100
650