

This instrument was prepared by

(Name) Clifton S. Price, II, Attorney
PRICE & SPARKS
(Address) 2220 Highland Avenue, South
Birmingham, Alabama 35205-2902

216



This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Prichard, Alabama 36124
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 TWO HUNDRED SIX THOUSAND AND NO/100 (\$206,000.00)-----DOLLARS
and a Purchase Money Mortgage in the amount of THREE HUNDRED EIGHTY-FOUR
THOUSAND AND NO/100 DOLLARS (\$384,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

NATHAN N. TEMPLIN, JR., FRANK C. TEMPLIN, and NINA A. TEMPLIN, a widow
(herein referred to as grantors) do grant, bargain, sell and convey unto

ELI T. STEVENS and ERNEST T. STEVENS

(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 survey of part of the Northeast 1/4 of the Southeast 1/4 of Section 31,
Township 18 South, Range 1 West, Shelby County, Alabama, being more
particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4
of Section 31, Township 18 South, Range 1 West and run in a Westerly
direction along the 1/4-1/4 line a distance of 271.21 feet to the point of
beginning; thence deflect 90 degrees 28' 40" to the left and leaving said
1/4-1/4 line run in a Southerly direction a distance of 1178.07 feet to a
point on the North right-of-way line of U.S. Highway 280; thence turn an
interior angle of 95 degrees 56' 20" and run to the right in a Westerly
direction along said right-of-way line a distance of 269.23 feet to a
point; thence turn an interior angle of 83 degrees 58' 30" and leaving
said right-of-way line run to the right in a Northerly direction a
distance of 1208.15 feet to a point on the previously described 1/4-1/4
line; thence turn an interior angle of 89 degrees 36' 30" and run to the
right in an Easterly direction along said 1/4-1/4 line a distance of
266.00 feet to the point of beginning; containing 7.3098 acres, more or
less.

ALSO all other real estate owned by the Grantors which is situated in
Section 31, Township 18 South, Range 1 West, Shelby County, Alabama.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF FRANK C. TEMPLIN AND
NATHAN N. TEMPLIN, JR.

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 X (we) do for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~XX~~ (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 hands and seal(s), this 1st
day of May, 1986. INSTRUMENT WAS FILED Sub by 206.00
250
200
210.50

1986 MAY -5 AM 9:47

WITNESS:

Ray Benson Jr (Seal)
Ray Benson Jr (Seal)
Ray Benson Jr (Seal)

Nathan N. Templin Jr (Seal)
NATHAN N. TEMPLIN, JR.
Frank C. Templin (Seal)
FRANK C. TEMPLIN
Nina A. Templin (Seal)
NINA A. TEMPLIN, a widow

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that NINA A. TEMPLIN, a widow, NATHAN N. TEMPLIN, JR. and FRANK C. TEMPLIN,
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 1st day of May

Form ALA-31

1100

Arnold L. K. Vity

Ch 1 25203

Patti E. Bates

in 6/11/86 2-14-86

