

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

773

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY NINE THOUSAND FIVE HUNDRED & 00/100---
(\$39,500.00) DOLLARS to the undersigned grantor, Shannon Homes & Development Corp
a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEES
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by
these presents, grant, bargain, sell and convey unto Harry Washington, Jr. and
wife, Leathric J. Washington (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 and right of reversion,
the following described real estate, situated in Shelby County, Alabama:

See Exhibit "A"

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$37,731.00 of the above-recited purchase price was paid from a mortgage loan closed
simultaneously herewith.

GRANTEES' ADDRESS: 202 COUNTY ROAD 11 ALABASTER, ALABAMA 35007

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 said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of
said premises; that they are free from all encumbrances, that it has a good right
to sell and convey the same as aforesaid; and that it will, and its successors and
assigns shall, warrant and defend the same to the said GRANTEES, their heirs,
executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, George K. Hebb, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
8th day of May, 1986.

Shannon Homes & Development Corp
By: George K. Hebb
George K. Hebb, President

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

I COURTNEY H. MASON, JR. a Notary Public in and for said County, in said state,
hereby certify that George K. Hebb whose name as the President of Shannon Homes &
Development Corp, a corporation, is signed to the foregoing conveyance, and who is
known to me, acknowledged before me on this day that, being informed of the
contents of the conveyance, he, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 8th day of May, 1986

COURTNEY H. MASON, JR.
Notary Public
My Commission Expires April 9, 1987

Courtney H. Mason

EXHIBIT "A"

A parcel of land lying in the NW 1/4 of NW 1/4, Section 1, Township 21 South, Range 3 West, and more particularly described as follows: Starting at the NW corner of said Section 1, Township 21 South, Range 3 West, which point is an iron marker on the NE right of way line of a power line; run South 25 deg. 45 min. East along said NE right of way line of power line a distance of 308.9 feet to an iron marker, the point of beginning; thence continue along the same line a distance of 150.0 feet to an iron marker; thence turn an angle of 120 deg. 10 min. to the left and run parallel to the Alabaster Simmsville Road (Shelby County Highway No. 11) a distance of 180.0 feet to an iron marker; thence turn 59 deg. 50 min. left for 150.0 feet; thence turn 120 deg. 10 min. left for 180.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, a 20 foot easement for egress and ingress whose center line is described as follows: Commence at the NW corner of the NW 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 3 West; thence run South 25 deg. 45 min. East along the Easterly right of way line of a Power Transmission Line for 458.9 feet; thence 120 deg. 10 min. left, run 11.57 feet to the point of beginning; thence 120 deg. 10 min. right run Southerly parallel with said right of way for 204 feet, more or less, to the NW right of way of Alabaster Simmsville Road and the point of ending. Being situated in Shelby County, Alabama.

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

1986 MAY 13 AM 8:42

Thomas A. Shouder, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>2.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>8.00</u>