

SEND TAX NOTICE TO:

(Name) Jerome K. Lanning
Joyce A. Lanning
(Address) 24 West Montcrest Drive
Birmingham, Alabama 35213

This instrument was prepared by
(Name) Walter Fletcher
(Address) 2121 Highland Ave., So.
Birmingham, Alabama 35205

Form 1-1-27 Rev. 1-46
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-seven Thousand and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

THOMAS M. PEARCE, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

JEROME K. LANNING and JOYCE A. LANNING

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the NE 1/4 of the SW 1/4 of Section 24, Township 18 South, Range 1 West, being more particularly described as follows:
Start at the most Southerly corner of Lot 32, according to Map of Mountain View Lake Company, Second Sector, as recorded in Map Book 3 page 150 in the Probate Office of Shelby County, Alabama; run thence Southwestwardly along an extension of the Southeast line of said Lot 32 for a distance of 71.10 feet for point of beginning of a particularly description of said parcel; thence turn an angle to the right from the last described line of 54 deg. 18 min. and run in a Westerly direction for 148.78 feet to a point; thence turn an angle to the right of 00 deg. 29 min. and continue in a Westerly direction 190.62 feet to a point; thence turn an angle to the right of 83 deg. 57 min. and run in a Northerly direction 134.65 feet, more or less, to the Southerly edge of a Lake; thence turn to the right and run in a generally Easterly direction along the Southerly edge of said Lake to the most Westerly corner of said Lot 32; thence turn an angle to the right and run in a Southeasterly direction a measured distance of 245.52 feet (deed shows 227.67 feet), more or less, to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to easements and restrictions of record, and current state, county and city taxes.

THIS PROPERTY IS NOT NOW AND NEVER HAS BEEN THE HOMESTEAD OF GRANTOR NOR HIS SPOUSE.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, I have hereunto set my hands(s) and seal(s), this 8th day of July, 1986.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

INSTRUMENT WAS FILED

Deed Tax 17.50
Rec 2.50
Ind 1.00
31.00
1986 JUL 14 PM 1:19
JUDGE OF PROBATE

Thomas M. Pearce

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas M. Pearce, a married man whose name 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 executed the same voluntarily on the day the same bears date.

Given under 1 and official seal this 8th day of July, 1986