

This instrument was prepared by

(Name) C. Drew Demaray, Haskell Slaughter & Young, P.A.(Address) 800 First National-Southern Natural Building, Birmingham, Alabama 35203

Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY-FIVE THOUSAND and NO/100 DOLLARS paid in cash and exchange of real property

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

ELSIE WAITES, a widow
(herein referred to as grantors) do grant, bargain, sell and convey untoR. PAUL BURNS, and wife MARILYN J. BURNS
(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:SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN FOR LEGAL DESCRIPTION.

Subject to all easements, restrictions and rights-of-way currently of record. Grantor agrees to pay all 1986 ad valorem taxes to become due October 1, 1986 on parcel #7-8-28-3-001-005.

Elsie Waites is the surviving grantee of those deeds recorded in Deed Book 172, Page 331; Deed Book 199, Page 105; and Deed Book 319, Page 857; N. K. Waites having died on 11-1-81.

Grantor further grants to Grantees the option to purchase the approximately two acres, with Grantor's home thereon, adjacent to the real property transferred hereunder, for a purchase price not to exceed \$90,000. This option shall expire on September 21, 1988.

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, I have hereunto set my hand(s) and seal(s), this 22d day of September, 1986

WITNESS:

(Seal)

Elsie Waites (Seal)
ELSIE WAITES

(Seal)

(Seal)

(Seal)

(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 Elsie Waites 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 she executed the same voluntarily on the day the same bears date.Given under my hand and official seal this 22d day of September, 1986Jeff. Title CorpLisa Olivia Wells
City Commission Expires 7-31-87 Notary Public.

" EXHIBIT A "

A tract of land in Section 28, Township 19 South, Range 2 East. described as follows: Commence at the Southeast corner of the NE 1/4 of the SW 1/4. Section 28, Township 19 South, Range 2 East; thence run West along the South line of said 1/4-1/4 section a distance of 522.11 feet; thence turn a deflection angle of 77 degrees 53 minutes 22 seconds to the right and run a distance of 33.11 feet; thence turn a deflection angle of 85 degrees 32 minutes 56 seconds to the left and run a distance of 188.37 feet to the point of beginning; thence turn a deflection angle of 86 degrees 05 minutes 26 seconds to the right and run a distance of 176.00 feet; thence turn a deflection angle of 86 degrees 05 minutes 26 seconds to the left and run a distance of 152.41 feet; thence turn a deflection angle of 70 degrees 04 minutes 57 seconds to the right and run a distance of 320.66 feet; thence turn a deflection angle of 76 degrees 24 minutes 59 seconds to the left and run a distance of 150.00 feet; thence turn a deflection angle of 105 degrees 30 minutes 00 seconds to the left and run a distance of 236.44 feet; thence turn a deflection angle of 5 degrees 03 minutes 56 seconds to the right and run a distance of 265.00 feet; thence turn a deflection angle of 26 degrees 47 minutes 33 seconds to the right and run a distance of 33.03 feet; thence turn a deflection angle of 25 degrees 47 minutes 39 seconds to the left and run a distance of 222.43 feet to the North right of way of U. S. No. 280 Highway; thence turn a deflection angle of 52 degrees 25 minutes 39 seconds to the left and run along said highway right of way a distance of 134.39 feet; thence turn a deflection angle of 100 degrees 26 minutes 20 seconds to the left and run a distance of 319.14 feet to the point of beginning. Situated in the E 1/2 of the SW 1/4 of Section 28, Township 19 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama.

BOOK 092 PAGE 606

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

1986 SEP 29 PM 4:09

Thomas M. ...
JUDGE OF PROBATE

1. Deed Tax	\$ 15.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	81.00