

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW(Address) 2027 SECOND AVENUE NORTH, BIRMINGHAM, ALABAMA 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY FIVE THOUSAND & NO/100 ----- DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JAMES E. KELLY & WIFE, RUTH S. KELLY

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

MICHAEL J. BLACK & WIFE, MARILYN GAIL BLACK

(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:

LOT 14, ACCORDING TO THE SURVEY OF PORTSOUTH, THIRD SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 110, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. AD VALOREM TAXES DUE AND PAYABLE OCTOBER 1, 1986.
2. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN MISC. BOOK 29, PAGE 400, IN THE PROBATE OFFICE.
3. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 318, PAGE 11, IN PROBATE OFFICE.
4. TITLE TO MINERALS UNDERLYING CAPTION LANDS WITH MINING RIGHTS AND PRIVILEGES BELONGING THERETO, AS RESERVED IN DEED BOOK 259, PAGE 171, IN THE PROBATE OFFICE.
5. ANY SET BACK LINES, RESTRICTIONS, OR EASEMENTS OF RECORD.

\$67,500.00 OF THE PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY WITH DELIVERY OF THIS DEED.

SAID LEGAL DESCRIPTION OF SUBJECT PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: SEE LEGAL DESCRIPTION ON ATTACHED SHEET.

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 30th day of SEPTEMBER, 1986

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILEDBeed Tax 7.50
Rec 7.50
Filed 1000 1986 OCT -6 AM 9:50

JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JAMES E. KELLY & WIFE, RUTH S. KELLY 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 30TH day of SEPTEMBER A. D., 1986

Notary Public.

Lot 14 of Third Sector of Port South a subdivision situated in the Southwest 1/4 of the Northwest 1/4 of Section 26, Township 20 South, Range 3 West; the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 20 South, Range 3 West of Shelby County, Alabama, as recorded in Map Book 7, Page 110 of the Shelby County Probate Records.

AND

Commence at the Southwest Corner of Lot 14, Port South, Third Sector as recorded in the Probate Records in Map Book 7, Page 110; run thence North 24 degrees, 18 feet, 13 inches East for 145.1 feet to the Northeast Corner of Lot 15 of said subdivision and the South Right of Way of Tradewinds Circle; run thence in a Northeasterly direction along said South Right of Way and a curve to the left, having a radius of 50.0 feet, an arc distance of 7.56 feet to the Northwest Corner of Lot 14 of said subdivision; run thence South 26 degrees, 57 feet, 36 inches West for 148.39 feet to the Point of Beginning.

Said land being in Section 27, Township 20 South, Range 3 West, Huntsville Principle Meridian, Shelby County, Alabama, containing 498.0 square feet.

BOOK 097 PAGE 737

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

1985 OCT 29 PM 1:15

Corrected
Thomas A. Shoultz, Jr.
JUDGE OF PROBATE

RECORDING FEES

Recording Fee	\$ 5.00
Index Fee	1.00
TOTAL	6.00