

This instrument was prepared by

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1808

Form 1-1-7 Rev. 9-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **EIGHTY THOUSAND SEVEN HUNDRED FIFTY-NINE AND 08/100 DOLLARS (\$80,759.08)**

to the undersigned grantor, **A & M REAL ESTATE, INC.** a corporation,
(herein referred to as 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

James D. Wadsworth and William T. Wadsworth, Jr.

(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**

The property is described in the attached document marked "Exhibit A" which is incorporated herein and made a part hereof. Subject to:

1. Taxes for the year 1987
2. Outstanding mineral and mining rights
3. Property lies within a flood prone area as shown by survey dated April 20, 1987 by Jerry O. Peery

BOOK 131 PAGE 965

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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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, **Michael Mahon** who is authorized to execute this conveyance, has hereto set its signature and seal, this the **15** day of **May** 1987

ATTEST:

Secretary

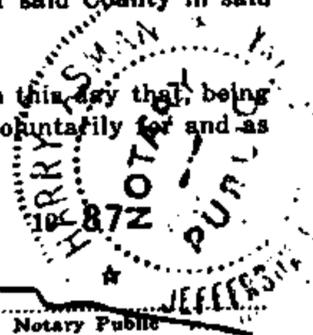
By **Michael Mahon, Pres**
Michael Mahon President

STATE OF ALABAMA
COUNTY OF **Jefferson**

I, **the undersigned** a Notary Public in and for said County in said State, hereby certify that **Michael Mahon** whose name as President of **A & M Real Estate, Inc.** 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 **15** day of

May
[Signature]
Notary Public



~~XXXXXXXXXX~~

A tract of land lying in the SE 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commencing at the SW corner of the SE 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence easterly along the south line of said quarter section 1,826.71 feet to a point; thence turn a right interior angle of $57^{\circ} 00' 07''$ and run northwesterly 1,620.77 feet to a point on the southeast right-of-way line of Alabama Highway No. 119, being 100' southeasterly of the centerline of said highway; thence turn a left interior angle of $88^{\circ} 41' 21''$ and run northeasterly and parallel to said highway centerline 253.07 feet to a point that is 100 feet southeasterly of and at right angles to the centerline of Alabama Highway No. 119 at station 37 +00; thence turn a left interior angle of $165^{\circ} 57' 50''$ and run northeasterly 103.08 feet to a point which is 125 feet southeasterly of and at right angles to the centerline of Alabama Highway No. 119 at station 38+00; thence turn a left interior angle of $194^{\circ} 02' 10''$ and run northeasterly and parallel to said highway centerline 200 feet to a point; thence turn a left interior angle of $90^{\circ} 00' 00''$ and run in a southeasterly direction a distance of 126.39 feet to the Point of Beginning; thence turn a left interior angle of $201^{\circ} 34' 59''$ and run in a southeasterly direction a distance of 172.94 feet to a point; thence turn a left interior angle of $68^{\circ} 25' 01''$ and run in a southwesterly direction a distance of 63.62 feet to a point; thence turn a left interior angle of $90^{\circ} 00' 00''$ and run in a northwesterly direction a distance of 160.82 feet to the Point of Beginning, and making a closing left interior angle of $21^{\circ} 34' 59''$; containing 0.117 acres, more or less.

BOOK 131 PAGE 966

EXHIBIT A

Page 1 of 2 pages

Michael Mahony, Pres.

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A tract of land lying in the SE 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commencing at the SW corner of the SE 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence easterly along the south line of said quarter section 1,826.71 feet to a point; thence turn a right interior angle of 57° 00' 07" and run northwesterly 1,620.77 feet to a point on the southeast right-of-way line of Alabama Highway No. 119, being 100' southeasterly of the centerline of said highway; thence turn a left interior angle of 88° 41' 21" and run northeasterly and parallel to said highway centerline 253.07 feet to a point that is 100 feet southeasterly of and at right angles to the centerline of Alabama Highway No. 119 at station 37 +00; thence turn a left interior angle of 165° 57' 50" and run northeasterly 103.08 feet to a point which is 125 feet southeasterly of and at right angles to the centerline of Alabama Highway No. 119 at station 38+00; thence turn a left interior angle of 194° 02' 10" and run northeasterly and parallel to said highway centerline 200 feet to a point; thence turn a left interior angle of 90° 00' 00" and run in a southeasterly direction a distance of 287.21 feet to the Point of Beginning; thence turn a deflection angle of 90° 00' 00" to the left and run in a northeasterly direction a distance of 312.69 to a point that is located on a line 157.02 feet from a point that is 550.00 feet southwesterly of and at right angles to the centerline of project No. 1-65-2-(37) at station 265+50 and a point which is located 420.00 feet southwesterly of and at right angles to the centerline of said Highway Project at station 264+00; thence turn a left interior angle of 105° 46' 52" and run in a southeasterly direction a distance of 41.47 feet to a point located which is 420.00 feet southwesterly of and at right angles to the centerline of said highway at station 264+00; thence turn a left interior angle of 167° 51' 47" and run in a southeasterly direction along said highway right-of-way a distance of 60.22 feet to a point; thence turn a left interior angle of 86° 19' 21" leaving said highway right-of-way, and run in a southwesterly direction a distance of 327.83 to a point; thence turn a left interior angle of 90° 00' 00" and run in a northwesterly direction a distance of 100.00 feet to the Point Of Beginning, and making a closing left interior angle of 90° 00' 00", and containing 0.741 acres, more or less.

BOOK 131 PAGE 967

EXHIBIT A

Page 2 of 2 pages

Michael Mahon, Pres.

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

1987 MAY 22 PM 1:54

J. R. ...
JUDGE OF PROBATE

1. Dead Tax \$ 86.00
2. Mtg Tax _____
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL 89.50