

500.00

This instrument was prepared by:
(Name) Watson & Johnson, Attorneys at Law
(Address) P. O. Box 987
Alabaster, Alabama 35007

Send Tax Notice to:
(Name) Mr. and Mrs. Eugene Prewitt
(Address) 4816 Lincrest Drive
Birmingham, Alabama 35222-4404

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Noble W. Fennell, Jr., a single man, and Clyde W. Pearce, Jr. and wife, Carole S. Pearce,
(herein referred to as grantors) do grant, bargain, sell and convey unto

Eugene Prewitt and Anne Prewitt
(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:

Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 23, Township 21 South, Range
1 East, thence run East along the North line of said 1/4-1/4 for 1578.14 feet; thence 98°51'
right, run 399.38 feet, thence 23°16' left, run 271.00 feet, thence 21°34' left, run
12.00 feet, thence 90°30' right, run 315.00 feet, thence 30°30' left, run 233.00 feet,
thence 90°00' left 30.00 feet to the R/W of a road, thence 90°00' right, run South-
westerly along said R/W for 272.00 feet to a curve to the right having a radius of
297.16 feet, thence run along said curve and R/W for 38.78 feet to the point of be-
ginning, thence continue along said curve for 7.00 feet, thence 93°44'19" left from
tangent of said curve, run 221.62 feet, thence 177°40'40" left, run 221.60 feet to the
point of beginning.

Mineral and mining rights excepted.

Subject to easements, restrictions and rights-of-way of record.

The above property is subject to the restriction that no residence shall be
constructed thereon that contains less than 1,000 square feet of heated living
area.

Subject to Alabama Power Company Flood Rights as set out in instrument recorded
in Deed Book 241, Page 838, and Deed Book 246, Page 714, in Probate Office.

- 1. Deed Tax \$ 50
 - 2. Mtg. Tax _____
 - 3. Recording Fee 2.50
 - 4. Indexing Fee 9.00
- TOTAL 500

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 for 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 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 28th
day of September, 19 87.

WITNESS

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

1987 OCT -5 PM 1:48 (Seal)

JUDGE OF PROBATE (Seal)

Noble W. Fennell, Jr. (Seal)
Clyde W. Pearce, Jr. (Seal)
Carole S. Pearce (Seal)
(Carole S. Pearce)

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Noble W. Fennell, Jr., a single man, and Clyde W. Pearce, Jr. and wife, Carole S. Pearce
whose names 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 28th day of September A.D., 1987

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