

This form furnished by: **Cahaba Title, Inc.** 988-5600
620

Central State Bank
P. O. Box 200
Calera, AL 35000

This instrument was prepared by:
(Name) Cahaba Title, Inc.
(Address) 2068 Valleydale Road
Birmingham, AL 35244

Send Tax Notice to:
(Name) Troy Frye
(Address) Rt. 4, Box 266
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen thousand fifty and no/100 - - - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Nyla Ruth Winslett Crosby Sellers, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Troy Frye and wife, Shelia Frye
(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 Attached Exhibit A

Subject to all easements, rights of way and restrictions of record,
if any.

\$11,058.83 of the above consideration was paid from mortgage recorded
simultaneously herewith.

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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, I have hereunto set my hand(s) and seal(s), this 9th
day of January, 19 88

WITNESS

(Seal)

(Seal)

(Seal)

(Seal)
Nyla Ruth Winslett Crosby Sellers
(Seal)
Nyla Ruth Winslett Crosby Sellers (Seal)

STATE OF ALABAMA

Shelby COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Nyla Ruth Winslett Crosby Sellers, a married woman
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 has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 9th day of January A.D., 19 88

Centra Bank
P. O. Box 180
Calera, AL 35040

Exhibit A

Begin at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama, said point also being the Northeast corner of Lot 10, of the L. E. Shaw Addition to the Town of Aldrich, as recorded in Map Book 3 page 49 in the Office of the Judge of Probate of Shelby County, Alabama and run thence South 88 deg. 28 min. 30 sec. West along the North line of said Lot 10 a distance of 343.35 feet to a point; thence run South 88 deg. 56 min. 57 sec. West and continue along said North line of said Lot 10 a distance of 332.77 feet to a point on the Easterly right of way line of Shelby County Highway No. 223 (Brick Yard Road); thence run South 31 deg. 36 min. 56 sec. East along the chord of a curve to the left having a central angle of 0 deg. 24 min. 06 sec., a radius of 8731.32 feet, a chord distance of 61.21 feet to the P. T. of said curve; thence run South 31 deg. 48 min. 59 sec. East and continue along said Easterly right of way line a distance of 407.64 feet to the P. C. of a curve to the right, said curve having a central angle of 22 deg. 08 min. 21 sec. a radius of 663.92 feet; thence along the arc of said curve a distance of 256.54 feet to the P. T. of said curve; thence run South 9 deg. 40 min. 38 sec. East and continue along said Easterly right of way line of said Highway No. 223 a distance of 108.12 feet to a point; thence run North 87 deg. 45 min. 28 sec. East a distance of 350.65 feet to a point on the East line of said Lot 10; thence run North 4 deg. 15 min. 33 sec. West along said East line of said Lot 10, a distance of 123.80 feet to a point; thence run North 1 deg. 54 min. 36 sec. West and continue along said East line a distance of 621.92 feet to the point of beginning; being situated in Shelby County, Alabama.

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

88 JAN 12 AM 9:23

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 5.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	11.00