

This form furnished by:

Cahaba Title, Inc.

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(205) 988-5600

This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. James E. Glenn
(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND FOUR HUNDRED AND NO/100 (\$2,400.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JAMES LEONARD MCGAUGHY, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto
JAMES E. GLENN and wife, SUSAN C. GLENN

(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:

Begin at the Southeast corner of the SW 1/4 of the SE 1/4, Section 8, Township 22 South, Range 3 West, Shelby County, Alabama; from this point, run North 5 deg. 14 min. East along the West boundary of the SE 1/4 of the SE 1/4 of said Section, 585.0 feet to the point of beginning; thence South 87 deg. 59 min. East, 706.8 feet to an iron pin; thence South 5 deg. 14 min. West, 292.5 feet to an iron pin; thence North 87 deg. 59 min. West, 708.75 feet to an iron pin set on said 1/4 1/4 line; thence North 5 deg. 14 min. East along said line to the point of beginning; said property being a part of the McGaughy Tract No. 6, as recorded in Map Book 3 page 30 in the Probate Office of Shelby County, Alabama; being situated in the SE 1/4 of the SE 1/4 of Section 8, Township 22 South, Range 1 West, Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 146 page 528 in Probate Office.

Right-of-Way granted to Cahaba Coal Mining Company by instrument recorded in Deed Book 12 page 58 in Probate Office.

Right-of-Way granted to Briarfield-Blocton-Birmingham Railroad by instrument recorded in Deed Book 12 page 185 in Probate Office.

This property does not constitute the homestead of the Grantor herein. The Grantor owns other real property that does constitute homestead.

1. Deed Tax \$ 2.50
2. Mtg. Fee _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 6.00

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 26th day of July, 19 88.

WITNESS

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

88 JUL 29 AM 8:52 (Seal)

(Seal)

James Leonard McGaughy (Seal)
James Leonard McGaughy (Seal)

(Seal)

(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 James Leonard McGaughy, 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 26th day of July, A.D., 19 88.

1/25/90

My Commission Expires:

Notary Public