

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY TWO THOUSAND & 00/100---- (\$52,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Thelma Agnes Vardaman, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto James W. Blackmon, Jr. and wife, Tina T. Blackmon (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" for Legal Description

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$39,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: Highway 25, Wilsonville, Alabama 35186

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Thelma Agnes Vardaman is the surviving grantee of deed recorded in Deed Book 254, Page 856, in the Probate office of Shelby County, Alabama; the other grantee, John I. Vardaman having died on or about the 31st day of October, 1971.

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 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 stated 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, I have hereunto set my hand and seal, this 20th day of December, 1988.

Thelma Agnes Vardaman (SEAL)
Thelma Agnes Vardaman

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Thelma Agnes Vardaman, a single individual 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December A.D., 1988

[Signature]
Notary Public

My Commission Expires March 10, 1991

EXHIBIT "A"

Commence at the NW corner of the NE 1/4 of SE 1/4 of Section 1, Township 21 South, Range 1 East and run Northerly along the West boundary line of the SE 1/4 of NE 1/4 of said Section 1 a distance of 30.13 feet to the point of beginning on the Southeast 33 foot right of way line of State Highway No. 25; thence turn an angle of 74 deg. 16 min. 27 sec. to the right and run Northeasterly along said right of way line and along a curve to the right (concave Southeasterly and having a radius of 1112.92 feet and a central angle of 9 deg. 58 min. 56 sec.) an arc distance of 193.90 feet to a point; thence continue along said right of way line and the tangent of said curve, a distance of 199.92 feet to a point; thence continue along said right of way line and along a curve to the left (concave Northwesterly and having a radius of 2897.93 feet and a central angle of 2 deg. 39 min. 02 sec.) an arc distance of 134.06 feet to a point; thence turn an angle of 99 deg. 53 min. 22 sec. to the right from the tangent of said curve and leaving said right of way line run Southerly a distance of 306.14 feet to a point on the Northwest 50 foot right of way line of Southern Railroad; thence turn an angle of 65 deg. 19 min. 53 sec. to the right and run Southwesterly along said railroad right of way line and along a curve to the right (concave Northwesterly and having a radius of 11409.19 feet and a central angle of 4 deg. 06 min. 56 sec.) an arc distance of 819.52 feet to a point; thence turn an angle of 109 deg. 03 min. 28 sec. to the right from the tangent of said curve and leaving said railroad right of way, run Northerly a distance of 392.66 feet to a point on the Southeast 60 foot right of way line of State Highway No. 25; thence turn an angle of 59 deg. 27 min. 37 sec. right and run Northeasterly along said right of way line and along a curve to the right (concave Southeasterly and having a radius of 1085.92 feet and a central angle of 5 deg. 50 min. 10 sec.) an arc distance of 110.61 feet to a point; thence turn an angle of 13 deg. 12 min. 28 sec. to the left from tangent of said curve and continue along said right of way a distance of 99.63 feet to a point on the Southeast 33 foot right of way line of said State Highway 25; thence turn an angle of 18 deg. 12 min. 28 sec. to the right and continue along said right of way line and along a curve to the right (concave Southeasterly and having a radius of 1112.92 feet and a central angle of 3 deg. 58 min. 40 sec.) an arc distance of 77.26 feet to the point of beginning. Said parcel of land is lying in the SW 1/4 of NE 1/4, SE 1/4 of NE 1/4, NE 1/4 of SE 1/4 and NW 1/4 of SE 1/4, all in Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

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STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC 28 PM 1:55

JUDGE OF PROBATE

1. Dead Tax \$ 13.00

2. Mig. Tax

3. Recording Fee 5.00

4. Indexing Fee 1.00

TOTAL 19.00