

This instrument was prepared by:

(Name) Mitchell A. Spears(Address) P. O. Box 91Montevallo, Alabama 35115

Send Tax Notice to:

(Name) Elmer C. Edwards(Address) P. O. Box 220Wilton, Alabama 35187**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 Thousand and 00/100 ----- **DOLLARS**
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John J. Cleary, III, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Elmer C. Edwards and wife, Edna M. Edwards
(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:

Lot 1, Block 3, of the town of Birmingham Junction, as formerly known, but now designated and known as the Town of Wilton, in Shelby County Alabama, all according to the survey and map of said Birmingham Junction, now designated and called the Town of Wilton, Alabama, as made by J. E. Bozeman, a Civil Engineer, and as shown of record in Deed Book 14 page 239, in the record of deeds in the Probate Office of Shelby County, Alabama, and which lot is more particularly described as follows: Beginning where the South line of Birmingham Street meets the East line of an unnamed street, run easterly and to R. O. Camp's property, run thence along the Southernmost margin of said Birmingham Street, according to said map, a distance of 474 feet; thence South and perpendicular to said Birmingham Street a distance of 206.8 feet; run thence in a Westerly direction parallel with said Birmingham Street a distance of 474 feet to said unnamed street; run thence along the Easternmost margin of said unnamed street and in a Northerly direction a distance of 206.8 feet to the point of beginning, and being situated in Section 9, Township 24, Range 12 East, and in the Town of Wilton, Alabama; being situated in Shelby County, Alabama. This being the same property as that conveyed to Ann Vest Simmons, deceased, and recorded in Deed Book 157 page 372 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Mortgage from Grantees to Grantor herein in the sum of \$45,000.00, executed on the 21st day of February, 19 89.

Mineral and mining rights.

All easements and rights-of-way servicing the subdivision in which the real estate is located.

Grantor conveys to Grantees any and all mineral and mining rights or interests which he may have in the real estate described above.

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 16th day of February, 19 89.

WITNESS

L. G. Walker STATE OF ALABAMA, SHELBY CO. John J. Cleary, III (Seal)
John J. Cleary, III I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
89 FEB 21 PM 2:54 (Seal) Deed TAX 5.00 (Seal)
Res 2.50
Jud 1.00
8.50

STATE OF ~~ALABAMA~~ FLORIDA Orange COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John J. Cleary, III 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of February A.D., 19 89
Notary Public, State of Florida

My Commission Expires April 14, 1989

Bonded thru Troy Fair - Insurance, Inc.
My Commission Expires:

Notary Public