

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.

(Address) PO Box 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Kenneth W. Sawyer

(Address) 3476 INDIAN LAKE TRAIL
Helena, MT. 59505

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand and no/100th-----(\$15,000.00)----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James L. King, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Kenneth W. Sawyer and wife, Elizabeth P. Sawyer

(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 Southeast corner of the SW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West; thence West along the South line of said 1/4-1/4 section for 30.0 feet; thence right 89 degrees 05 minutes 19 seconds and run 296.28 feet to the point of beginning; thence left 85 degrees 38 minutes 39 seconds for 138.16 feet; thence left 88 degrees 15 minutes 02 seconds and run 64.0 feet; thence right 83 degrees 47 minutes 55 seconds and run 75.2 feet; thence right 90 degrees and run 160.0 feet; thence right 99 degrees 59 minutes and run 175.94 feet to the P.C. of a curve to the right, said curve having a central angle of 80 degrees 45 minutes 07 seconds; thence along arc of said curve 78.56 feet; thence 20.48 feet along extended tangent to the point of beginning.

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

\$13,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This property is not homestead property of the above-named Grantor as defined by the Code of Alabama.

1. Deed Tax \$ 1.50

2. Mtg. Tax ---

3. Recording Fee 7.00

4. Indexing Fee 3.00

TOTAL 8.00

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 22nd day of August 19 89.

WITNESS

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

89 AUG 23 AM 10:40

(Seal)

James L. King

(Seal)

(Seal)

(Seal)

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

(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 L. King, a married man 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 22nd day of August A.D., 1989

3/10/91

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