

This instrument was prepared by:
Daniel M. Spittler
108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
James S. McClurkan
310 Valley Street
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Thirty-One Thousand and 00/100'S *** Dollars (31,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Owen Scott Smitherman, husband, and Dedra Smitherman, his wife

(hereinafter referred to as Grantor), do grant, bargain, sell and convey unto

James S. McClurkan, husband, and Deanna S. McClurkan, his wife

(hereinafter referred to as Grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A attached hereto and incorporated herewith as if set forth verbatim.

Subject to easements restrictions and rights of way of record.

\$31659.00 of the above recited purchase was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE, 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 each survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th day of August, 1990.

Owen Scott Smitherman (Seal)
Owen Scott Smitherman
Dedra Smitherman (Seal)
Dedra Smitherman

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

90 SEP 12 AM 9:07

STATE OF ALABAMA)

General Acknowledgement

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Owen Scott Smitherman, husband, and Dedra Smitherman, his wife whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledge before me on this day that, being informed of the conveyance, he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of August, 1990.

[Signature]
NOTARY PUBLIC:

NO TAX COLLECTED

2	3.50
3	3.50
4	7.00
5	7.00
6	7.00
7	7.00
8	7.00
9	7.00
10	7.00
Total	7.00

EXHIBIT "A"

BOOK 313 PAGE 52

A parcel of land lying in Section 21, Township 22 South, Range 3 West, being more particularly described as follows: Begin at the Southwesterly most corner of Lot 3, Block "O", Lyman's Addition to Montevallo, as recorded in Map Book 3 page 27 in the Office of the Judge of Probate of Shelby County, Alabama; thence run Northeasterly along the Southeast line of said Block "O", 85.17 feet; thence turn right 88 deg. 42 min. 45 sec. and run Southeasterly 128.19 feet to a point on the Northwest right of way line of Valley Street (60 foot right of way); thence turn right 90 deg. 16 min. 09 sec. and run Southwesterly along said right of way 80.00 feet to a point on the Northeast right of way line of Wadsworth Street; thence turn right 87 deg. 27 min. 18 sec. and run Northwesterly along said right of way 129.83 feet to the point of beginning; being situated in Shelby County, Alabama.

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

90 OCT -4 AM 10:11

JUDGE OF PROBATE

1	85.17	8
2	128.19	3
3	80.00	3.00
4	129.83	3.88
5		1.88
6		1.88
Total		870.00