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This instrument was prepared by:

(Name) Mason & Fitzpatrick, P.C.
(Address) PO BOX 360187
Birmingham, Alabama 35236-0187

Send Tax Notice to:

(Name) David & Sharon Yearber
(Address) P O Box 943
Alabaster, Al. 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand and no/100ths (\$18,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Shirley S. Coggins, a married woman

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

David A. Yearber and wife, Sharon C. Yearber

(herein referred to as GRANTEEES 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:

Commence at the SW Corner of the SW 1/4 of the SW 1/4 of Section 34, Township 21 South, Range 2 West and run North 87 deg. 58 min. 10 sec. East along the South line of said 1/4 - 1/4 section, 663.18 feet to the Point of Beginning; thence North 5 deg. 25 min. 13 sec West and run 1120.66 feet to a point on the Southerly Right-of-Way line of Highway #70, said point being on a curve to the left having a radius of 3740.56 feet; thence run Northeasterly along the arc of said curve and along said Right-of-way, 415.46 feet; thence South 12 deg. 38 min. 32 sec. East and run 108.86 feet; thence South 00 deg. 44 min. 09 sec. East and run 178.00 feet; thence South 20 deg. 27 min 42 sec. West and run 109.98 feet; thence South 27 deg. 57 min. 28 sec. West and run 174.21 feet; thence South 12 deg. 59 min. 34 sec. West and run 359.31 feet; thence South 15 deg. 06 min. 38 sec. East and run 30.43 feet; thence South 4 deg. 35 min. 27 sec. West and run 225.34 feet to a point on the South line of said 1/4-1/4 section; thence South 87 deg. 58 min. 10 sec. West and run along said South line, 123.18 feet to the point of Beginning.

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

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY THE CODE OF ALABAMA.

TO HAVE AND TO HOLD to the said GRANTEEES 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 31st day of January, 19 91.

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

91 FEB -4 AM 91

(Seal)

(Seal)

J. James A. Johnson, Jr.
JUDGE OF PROBATE

(Seal)

Shirley S. Coggins

Shirley S. Coggins

(Seal)

(Seal)

THE PREPARER OF THIS DOCUMENT HAS NOT
EXAMINED TITLE TO THE PROPERTY DESCRIBED
HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Shirley S. Coggins, a married woman

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 31st day of January, 19 91

3-28-91