

This instrument was prepared by

(Name) Bruce M. Green, Attorney at Law

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This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

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-five thousand and no/100th DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Nancy Shields, Executrix of the Estate of Ulma J. Harrison
(herein referred to as grantors) do grant, bargain, sell and convey unto

James W. Dawson and wife, Margaret C. Dawson
(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 NW corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama and run southerly along the west line of said 1/4 section for a distance of 1740.00 feet; thence left 90 degrees 00 minutes and run easterly for 119.70 feet; thence right 64 degrees 18 minutes and run southeasterly for 60.35 feet; thence left 63 degrees 31 minutes 33 seconds and run easterly for 228.95 feet; thence left 5 degrees 15 minutes 33 seconds and run easterly for 319.54 feet to a point of intersection with the westerly right of way line of Shelby County Highway No. 119; thence right 106 degrees 34 minutes 06 seconds and run southerly along said right of way line for 79.60 feet; thence left 3 degrees 00 minutes and run southerly along said right of way line for 147.80 feet to point of beginning of herein described property; thence right 84 degrees 30 minutes and run westerly for 210.00 feet; thence left 89 degrees 20 minutes and run southerly for 242.90 feet to a point of intersection with the northerly right of way line of a public road; thence left 96 degrees 04 minutes 09 seconds and run easterly along northerly right of way line for 211.17 feet to a point of intersection with the westerly right of way line of Shelby County Highway No. 119; thence left 83 degrees 55 minutes 51 seconds and run northerly along said highway right of way line for a chord distance of 223.02 to point of beginning. Situated in Shelby County, Alabama.

According to the survey of Jimmy Brasfield Re. No. 13404, dated April 29, 1993.

Inst # 1993-15510

05/28/1993-15510
12:58 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 61.50

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 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 said 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 May 19 day of May, 1993.

WITNESS:

(Seal)

(Seal)

(Seal)

Nancy Shields, Executrix
Nancy Shields, Executrix of the Estate of
Ulma J. Harrison

General Acknowledgment

STATE OF Alabama
Montgomery COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy Shields, Executrix of the Estate of Ulma J. Harrison 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 19th day of May, A. D., 1993.

Patricia C. Balk
Notary Public.