

This instrument was prepared by

731900

(Name) W. H. McGowen, Jr, Attorney at Law

(Address) 924 Montclair Road, Suite 116, Birmingham, Alabama 35213

Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Sixty Thousand and no/100 (\$160,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Rutledge J. Snow and his wife, Geraldine C. Snow

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

E. Russell Moulton and his wife, Anne H. Moulton

(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:

That part of the West 1/2 of Section 24, Township 18, Range 1 West known as lot 1-A and particularly described as beginning at an Iron Pin on the S. W. boundary of lot 1 according to the survey of Mountain View Lake Company, First sector as recorded in Map Book 3, Page 135, in said County and State, being 26 feet more or less from the normal water level of lake shown on said map; run thence North Westwardly to the most westerly corner of said lot 1 in said survey of Mountain View Lake Company, 1st Sector; thence turn an angle to the left of 92° 02' for a distance of 189.99 feet to an iron pin; thence turn an angle to the left of 75° and 18' for a distance of 129.47 feet to an iron pin; thence continue along the last described course 10 feet more or less to said normal water level; thence turn to the left and follow the normal water level in a North Easterly direction to the most southerly corner of Lot 1; thence in a North Westerly direction 26 feet more or less to the point of beginning; and also

Part of Section 24, Township 18 South, Range 1 West, Shelby County, Alabama, which is more particularly described as follows: Beginning at the most westerly corner of Lot 1, according to the survey of Shelby Lake Corporation, First Sector, as recorded in the Office of the Judge of Probate of said Shelby County, Alabama, in map book 3, on page 135, looking in a northeasterly direction along the northwest line of said Lot 1, turn an angle to the left of 70° 43' and run in a northwesterly direction for a distance of 229.32 feet; thence turn an angle to the left of 68° 23' and run in a southwesterly direction for a distance of 105.0 feet; thence turn an angle to the left of 85° 42' and run southeasterly for a distance of 152.87 feet; thence turn an angle to the left of 15° 30' and run southeasterly for a distance of 139.55 feet; thence turn an angle to the left of 102° 27' and run northeasterly for a distance of 189.82 feet to the point of beginning; containing 39,797 square feet, or 0.91 acres, more or less.

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, WE have hereunto set OUR hand(s) and seal(s), this 29 day of April, 1994

WITNESS: [Signature] (Seal)

[Signature] (Seal)

[Signature] (Seal)

[Signature] (Seal)
Rutledge J. Snow

[Signature] (Seal)
Geraldine C. Snow

[Signature] (Seal)

05/17/1994-15976
03:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rutledge J. Snow and his wife, Geraldine C. Snow whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of April, A. D., 1994

[Signature] Notary Public
State of Alabama, At Large

MY COMMISSION EXPIRES 12-2-96

Inst # 1994-15976