

(Name) Charles Winston Reynolds

6089 Hwy 25

(Address) Montevallo, AL 35115

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR, LOVE AND AFFECTION, AND OTHER GOOD & VALUABLE CONSIDERATIONS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Kathleen Reynolds, widow of Eugene B. Reynolds

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Charles Winston Reynolds

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the point of intersection of the West section line of Section 1, Township 24 North, Range 12 East with the North right-of-way line of Alabama Highway 25, also known as the Montevallo-Calera Highway, thence run in a northerly direction along the West line of said Section 1 a distance of 414.65 feet more or less to the Northwest corner of the James Reynolds and Monica M. Reynolds lot for the point of beginning of the parcel herein conveyed; thence continue in a northerly direction along the West section line of Section 1, Township 24 North, Range 12 East a distance of 740 feet more or less to the Northwest corner of the Michael A. Rochester lot; thence turn an angle to the right and run in an Easterly direction along the South line of the Letty B. Reynolds Collins lot a distance of 202.93 feet; thence turn an angle to the right and run in a southerly direction a distance of 740 feet more or less to the Northeast corner of the Jack Reynolds and Monica M. Reynolds lot; thence turn an angle to the right and run in a westerly direction along the North line of the Jack Reynolds and Monica M. Reynolds lot a distance of 202.93 feet more or less to the point of beginning.

Less and except the parcel of land conveyed to Michael A. Rochester as described in that certain deed recorded in Real Book 286, Page 902 in the Office of the Judge of Probate of Shelby County, Alabama.

The Grantor reserves a life estate in the hereinabove described property. The Grantor reserves the right to use the above described property for her purposes as long as she lives.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 11th day of July, 1995.

(Seal)

(Seal)

(Seal)

Kathleen Reynolds (Seal)
Kathleen Reynolds

07/21/1995-19338
11:12 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DO NOTED 9.00

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kathleen Reynolds, widow of Eugene B. Reynolds 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 11th day of July, A. D., 1995.

Conrad M. Fowler Jr.
Notary Public.

1995-19338