

Inst # 1995-21133

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY SEVEN THOUSAND FIVE HUNDRED & NO/100----
(\$27,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, David W. Bailey and
wife, Sandra F. Bailey (herein referred to as grantors), do grant, bargain, sell
and convey unto Robert D. Lawson and wife, Lynn C. Lawson (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:

See legal description Attached as Exhibit "A"

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

GRANTEES' ADDRESS: 1616 SHADEY LANE B'ham, AL. 35214

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 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 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
GRANTEES, their heirs and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1st day of
August, 1995.

David W. Bailey (SEAL)
David W. Bailey
Sandra F. Bailey (SEAL)
Sandra F. Bailey

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that David W. Bailey and wife, Sandra F. Bailey 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 1st day of August A.D., 1995

[Signature]
Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES 3/5/99
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08/04/1995-21133
12:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 38.50

EXHIBIT "A"

Parcel No. 12, of a Resurvey of Pool's Addition to Pelham, a metes and bounds described parcel described as follows: Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the South line of said 1/4 1/4 a distance of 383.10 feet to a point; thence turn an angle of 44 deg. 28 min. 21 sec. right and run Northwesterly a distance of 108.18 feet to a point; thence turn an angle of 77 deg. 45 min. 51 sec. right and run a distance of 317.29 feet to the point of beginning of the property being described; thence continue along last described course a distance of 103.0 feet to a point; thence turn an angle of 90 deg. 00 min. left and run a distance of 205.00 feet to a point on the East line of Kristen Circle; thence turn an angle of 90 deg. 00 min. left and run Southwesterly along the said East line of said Kristen Circle a distance of 103.00 feet to a point; thence turn an angle of 90 deg. 00 min. left and run Southeasterly a distance of 205.00 feet to the point of beginning; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

DWB
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