

This Instrument Was Prepared By:
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STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **FIFTY THOUSAND DOLLARS AND 00 CENTS (US\$50,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Lynn Tipton, an unmarried woman**, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Edward Wayne Landmon and wife, Susan O. Landmon**, (hereinafter 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 the County of Shelby and State of Alabama, to-wit:

Part of SW1/4-SE1/4 of Section 8, Township 22 South, Range 1 West and more particularly described as follows:

Point of beginning being at the SE corner of the SW 1/4-SE 1/4 of Section 8, Township 22 South, Range 1 West, thence run west along the south line of said 1/4 - 1/4 section for a distance of 330.0 ft.; thence turn an angle to the right of 90° 57' and run north a distance of 56.3 ft. to the center line of a dirt road; thence turn an angle to the right of 90° 25' and run east a distance of 103.0 ft.; thence turn an angle to the left of 53° 53' and run northeasterly a distance of 381.50 ft. to the east line of the southwest quarter of the southeast quarter; thence turn an angle to the right of 143° 28' and run south along the east line of said 1/4 - 1/4 section for a distance of 356.68 ft. to the point of beginning, being situated in Shelby County, Alabama.

Less and except that portion for the dirt road right of way.

Note: \$47,500.00 of the above purchase price is in the form of a Mortgage in favor of South Central States Financial, Inc., executed and recorded simultaneously herewith.

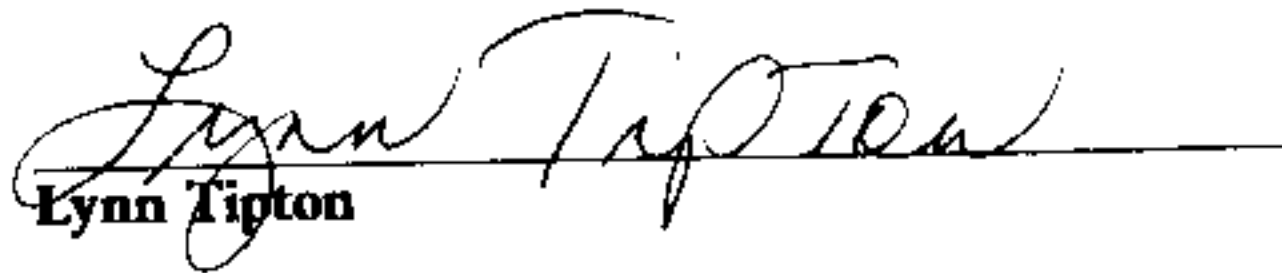
This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns 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 on this the 31ST day of August, 1995.


Lynn Tipton

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Lynn Tipton, an unmarried woman**, 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 the 31ST day of August, 1995.


Onnie D. Dickerson, III
Notary Public

My Commission Expires: 4/23/96

09/07/1995-24820
02:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.00

Inst # 1995-24820