

This instrument was prepared by

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Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FORTY FIVE THOUSAND AND NO/100-----

to the undersigned grantor, GRAIN MART, INC., a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
THOMAS R. EDWARDS and wife, CLAISSA D. EDWARDS,

(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.

PARCEL I:

From the SE corner of the East Half of the NE 1/4 of Section 28, Township 21 South, Range
1 West, Shelby County, Alabama, run North along the East line of Section 28 for 858.8 feet
to the point of beginning of subject property; from said point, continue said course along
said line 1000 feet to a point on the Southerly right of way line of Alabama Highway No.
70; thence deflect left 87 degrees 51 minutes and run a chord distance 430 feet to a
point; thence deflect from said chord an angle of 92 degrees 09 minutes left and run
Southerly and parallel to the Section line 1016.1 feet; thence deflect left an angle of 90
degrees 00 minutes and run Easterly 429.7 feet back to the point of beginning.
Situated in Shelby County, Alabama.

Less and except that portion conveyed to State of Alabama as recorded in Real Record 89,
Page 191, in Probate Office.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights-of-way,
and permits of record.

\$45,000.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

Inst # 1996-11011

09/24/1996-11011
09/24 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 NCB 9.50

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and
its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Kenneth Neal
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of April 1996.

ATTEST:

GRAIN MART, INC.

By

Kenneth Neal, Its

President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority
State, hereby certify that Kenneth Neal
whose name as President of Grain Mart, Inc.
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 3rd

day of March

1996.

Notary Public

My Commission Expires: 10/16/96