

This instrument was prepared by

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Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: R. A. Sutton and
(Name) Sallie E. Sutton

(Address) 2 Overhill Road

Montevallo AL 35115

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 EIGHT THOUSAND and 00/100----- (\$28,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

W. M. Jackson and wife, Frances L. Jackson
(herein referred to as grantors) do grant, bargain, sell and convey unto

R. A. Sutton and wife, Sallie E. Sutton

(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, the following described real estate situated in Shelby County, Alabama to-wit:

A tract of land situated in the SW 1/4 of NE 1/4 of Section 7, Township 22 South, Range 2 West, more exactly described as follows: Commence at the Southeast corner and proceed North 5 degrees 32 minutes East along the East boundary of said quarter-quarter section 716.39 feet; thence South 86 deg. 04 minutes West a distance of 115.00 feet to the point of beginning; thence continue South 86 degrees 04 minutes West a distance of 310.00 feet; thence North 62 degrees 54 minutes West a distance of 401.93 feet to the midpoint of a curve on the South boundary of County Road; said curve having a central angle of 23 degrees 34 minutes a radius of 925.35 feet and a tangent distance of 193.04 feet; thence continue in a Northeasterly direction along an arc of said curve 190.05 feet to the point of tangent; thence North 77 degrees 31 minutes East along the South boundary of said road 427.65 feet; thence South 12 degrees 31 minutes East a distance of 321.60 feet to the point of beginning. All corners are marked by irons.

SUBJECT TO:

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not ensured.

Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

Transmission line permit to Alabama Power Company across E 1/2 of NE 1/4 of said Section 7, recorded in Deed Book 93, page 384 in Probate Office.

Transmission line permit to Alabama Power Company recorded in Deed Book 126, page 34 across E 1/2 of NW 1/4 and SW 1/4 of NW 1/4 of said Section 7.

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 for such survivor 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 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 1ST day of June-July 19 96

WITNESS

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

[Signature] (Seal)
W. M. Jackson
[Signature] (Seal)
Frances L. Jackson
[Signature] (Seal)

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 W. M. Jackson and wife, Frances L. Jackson whose name s 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 JUNE-July A.D. 19 96

2-16-00
My Commission Expires

[Signature]
Notary Public

07/02/1996-21234
01:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 36.50

Inst. 1996-21334