

This instrument was prepared by

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Form 1-1-7 Rev. 5-70

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 Thirty Thousand and no/100-----DOLLARS

to the undersigned grantor, Joseph Realty, Inc. a corporation.
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
Floyd C. Cleveland and Jacqueline Cleveland

(herein referred to as GRANTEEES) 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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

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

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TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Gail J. Owen who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of July 19 96.

ATTEST:

JOSEPH REALTY, INC.

By *Gail J. Owen*
Gail J. Owen, its President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority a Notary Public in and for said County in said State, hereby certify that Gail J. Owen whose name as President of Joseph Realty, 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,

Given under my hand and official seal, this the 8th day of July 19 96.

[Signature]
Notary Public

MLW

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of land situated in the NE 1/4 of the NW 1/4 and in the NW 1/4 of the NE 1/4 of Section 24, and a part of the SW 1/4 of the SE 1/4 of Section 13, all being in Township 20 South, Range 2 East, and being more particularly described as follows:

Begin at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama; thence run North along the East line of said 1/4-1/4 Section a distance of 244.19 feet to the Southerly right of way line of Old Chancellor's Ferry Road; thence turn left 95 degrees 05 minutes 50 seconds and run Westerly along said Southerly right of way a distance of 159.72 feet; thence turn right 14 degrees 52 minutes 35 seconds and run Northwesterly along said Southerly right of way line a distance of 245.0 feet; thence turn left 126 degrees 00 minutes 39 seconds and run Southeasterly a distance of 604.70 feet to the bank of the Coosa River; thence turn left 102 degrees 43 minutes 27 seconds and run Northeasterly along said river bank a distance of 200.0 feet to the intersection with the East line of the NW 1/4 of the NE 1/4 of Section 24, Township 20 South, Range 2 East; thence turn left 58 degrees 23 minutes and run North along said East 1/4-1/4 Section line a distance of 153.35 feet to the point of beginning.

According to survey of Samuel J. Martin, RLS #12501, dated July 27, 1995.

Situated in Shelby County, Alabama.

Together with a non-exclusive 30-foot wide easement for ingress, egress, and utilities over the following described property, said easement lying 30-feet South of the following described line:

A portion of land situated in the NE 1/4 of the NW 1/4 and in the NW 1/4 of the NE 1/4 of Section 24, and a part of the SW 1/4 of the SE 1/4 of Section 13, all being in Township 20 South, Range 2 East, and being more particularly described as follows:

Begin at the Northeast corner of the NE 1/4 of the NW 1/4 of Section 24, Township 20 South, Range 2 East, Shelby County, Alabama; thence run West along the North line of said Section 24, a distance of 1302.98 feet to the Northwest corner of said 1/4-1/4 Section; thence turn left 88 degrees 11 minutes 39 seconds and run South along the West line of said 1/4-1/4 Section a distance of 1343.39 feet to the Southwest corner of said 1/4-1/4 Section; thence turn left 92 degrees 02 minutes 57 seconds and run East along the South line of said 1/4-1/4 Section a distance of 901.46 feet to a point on the bank of the Coosa River; thence turn left 33 degrees 38 minutes 15 seconds and run Northeasterly along said river bank a distance of 1897.22 feet; thence turn left 77 degrees 16 minutes 33 seconds and run Northwesterly a distance of 604.70 feet to the Southerly right of way line of Chancellor's Ferry Road, to the point of beginning of said easement; thence turn left 53 degrees 59 minutes 21 seconds and run Northwesterly along said right of way line a distance of 343.25 feet to the end of said easement.

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