

This instrument was prepared by:
(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:
(Name) JAMES M. THOMAS and ANITA B. THOMAS
(Address) 239 Meadowood Lane
Montevallo, Alabama 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 One Hundred Eleven Thousand and no/100 DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
D. DEAN BALDWIN and wife, TARA A. BALDWIN
(herein referred to as grantors), do grant, bargain, sell and convey unto
JAMES M. THOMAS and wife, ANITA B. THOMAS
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in
SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL
HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY
THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years, (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any. (3) Mineral and mining rights, if any.

\$ 105,000.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-21959

07/09/1996-21959
11:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MEL 17.00

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever;
it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint
lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,
and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 noted
above; that I (we) have 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 21st
day of June, 19 96.

WITNESS

(Seal)

(Seal)

(Seal)

✓ D. Dean Baldwin (Seal)
D. DEAN BALDWIN
✓ Tara A. Baldwin (Seal)
TARA A. BALDWIN

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 D. DEAN BALDWIN and wife, TARA A. BALDWIN, 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 21st day of June, A.D. 19 96.
My Commission Expires: Mar. 12, 1997
Notary Public

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EXHIBIT "A"

A tract of land situated in NW 1/4 of the SE 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama and run North 81 deg. 27 min. West along the South line of said 1/4 1/4 Section a distance of 409.85 feet to the point of beginning; thence continue along last described course 300.35 feet; thence North 4 deg. 28 min. West, a distance of 604.00 feet to the South right of way line of Meadowood Lane; thence South 87 deg. 31 min. East along said road right of way line 200.0 feet to a point of curve; said curve having a central angle of 62 deg. 29 min. and a radius of 60.0 feet; thence Southerly along said curve an arc distance of 65.43 feet to point of tangent; thence South 11 deg. 03 min. East for 593.93 feet to the point of beginning; being situated in Shelby County, Alabama.

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