

This instrument was prepared by:

Mary Sue McCraney

PO Box 433 Leeds, AL

Inst # 1996-24936

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen thousand dollars (\$15,000.00) to the undersigned grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we,

ETHEL FAY McCRANEY AND MARY SUE McCRANEY, as Trustees of the Trust created under the Last Will and Testament of John W. McCraney, deceased, (herein referred to as grantors) do grant, bargain sell and convey unto

LARRY SKIPPER, a married man

(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 to-wit:

PARCEL I

Commencing at the NW corner of the NW 1/4 of NW 1/4, Section 14, Township 19 South, Range 2 East; thence North 86 degrees 50 minutes East along North line of Section 14, a distance of 305.42 feet to the point of beginning, an iron pin driven in the ground; thence continuing along said Section line North 86 degrees 50 minutes East, a distance of 255.71 feet to a surveyor's tack in timber branch at a fence corner; thence South 18 degrees 06 minutes West a distance of 101.48 feet to an iron pin drive in the ground; thence North 72 degrees 55 minutes West a distance of 219.96 feet to an iron pin driven in the ground; thence North 37 degrees 23 minutes West a distance of 22.2 feet to the point of beginning of the lot herein described. Said lot being in the Town of Vincent, Alabama.

PARCEL II:

Commence at the SW corner of Section 11, Township 19 South, Range 2 East; thence run East along the South line of Section 11 a distance of 560.60 feet to the West line of Highway 25 and the point of beginning; thence turn an angle of 69 degrees 05 minutes to the left and run along the West R.O.W. line of Highway 25 a distance of 50.0 feet; thence turn an angle of 90 degrees 00 minutes to the left and run 125.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 97.80 feet to the South line of Section 11; thence turn an angle of 110 degrees 55 minutes to the left and run along the South line of Section 11, a distance of 133.95 feet to the point of beginning.

08/01/1996-24936
03:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 26.00

PARCEL III:

Begin at the SW corner of Section 11, Township 19, Range 2 East, and run thence North 84 degrees 30 minutes East a distance of 626 feet, more or less, to the center line of U.S. Highway #231; thence run North 18 degrees 45 minutes East a distance of 90 feet to a point; thence turn left at an angle of 90 degrees and run a distance of 40 feet to the point of beginning; thence run along and parallel with the South side of the Gas Board of the Town of Vincent's gas regulator station property a distance of 110 feet to a point; thence run in a Southerly direction and parallel to the West R/W line of said U.S. Highway #231 a distance of 85 feet, more or less, to a point; thence run in an Easterly direction and parallel to the South property line of the said Town of Vincent's gas regulator station property a distance of 110 feet to the West R/W line of U.S. Highway #231; thence run in a Northerly direction along the said West R/W of U.S. Highway #231 a distance of 85 feet to the point of beginning. Said parcel of real estate being situated in the SW 1/4 of SW 1/4, Section 11, Township 19, Range 2 East, in the Town of Vincent, Shelby County, Alabama.

Minerals and mining rights excepted

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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 18 day of July, 1996.

WITNESS

Ethel Joe McCraney
by Mary Sue McCraney POA
Mary Sue McCraney

STATE OF ALABAMA

Jefferson COUNTY General Acknowledgement

Myra ANN O'Barr, a Notary Public in and for said County, in said State, hereby certify that Mary Sue McCraney & Ethel McCraney 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 18 day of July A.D., 1996

Myra Ann O'Barr

08/01/1996-24936
03:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DNE MEL

Inst # 1996-24936