

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIVE HUNDRED DOLLARS (\$500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
ROBERT C. FARMER AND THERESA THOMPSON FARMER
(herein referred to as grantors) do grant, bargain, sell and convey unto
JASON LETTS AND HEATHER LETTS
(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:

A parcel of land located in the NE 1/4 of the SW 1/4 of Section 18, Township 22 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:

Commence at the NW corner of said 1/4-1/4 section: thence S 1deg 17'0"W and along the west line of said 1/4-1/4 section, a distance of 60.07' to the POINT OF BEGINNING; thence continue along last described course a distance of 402.10' to a point on the north R.O.W. line of County Road #86; said point being on a curve to the right having a radius of 1472.39', a central angle of 6deg 55-56" and subtended by a chord which bears S 76deg 48'38"E a distance of 178.04'; thence along the arc of said curve and said R.O.W. line a distance of 178.14'; thence N 41deg 02'05"E a distance of 129.50'; thence N 0deg 43'32"E a distance of 351.32'; thence S 88deg 33' 58"W a distance of 253.88' to the POINT OF BEGINNING. Containing 2.44 acres, more or less.

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SHELBY COUNTY JUDGE OF PROBATE
001 NCD 9.00

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 contingent remainder and right of reversion.

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 said 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 TENTH day of APRIL, 1998.

WITNESS:
Charlie Nee Breen (Seal)
Janice E. Colver (Seal)

Robert C. Farmer (Seal)
Theresa Thompson Farmer (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, hereby certify that Robert C. Farmer and wife, Theresa Thompson Farmer 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 10th day of April, A. D. 1998.

Janice E. Colver
Notary Public.

Inst # 1998-13013