

This instrument was prepared by

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby

COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS

and other good and valuable considerations
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
W.B. LENN and wife, BETTY J. LENN

herein referred to as grantors) do grant, bargain, sell and convey unto

JOHN LENN and KAY LENN

(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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF SUBJECT
PROPERTY.

Inst # 1998-44536

11/10/1998-44536
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 11.50

GRANTEE'S ADDRESS:
2137 U.S. Highway 280
Harpersville, AL 35078

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 9th
day of November, 19 98.

WITNESS:

(Seal)

(Seal)

(Seal)

W. B. Lenn (Seal)
W. B. LENN
Betty J. Lenn (Seal)
BETTY J. LENN

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that W.B. LENN and wife, BETTY J. LENN
whose name 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 9th day of November, 19 98.

[Signature]
Notary Public.

Inst # 1998-44536
11/10/1998-44536
EXHIBIT 10104 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 900 11.50

Tract No. 2:

Begin at the Southwest corner of the SW 1/4 of SW 1/4, Section 1, Township 20 South, Range 2 East, thence run East along the South line of said 1/4-1/4 section a distance of 43.38 feet; thence turn an angle of 52 deg. 21 min. 44 sec. to the left and run a distance of 1375.90 feet to a point on the Southwest right of way of Highway 280; thence turn an angle of 90 deg. 40 min. 18 sec. to the left and run along said highway right of way a distance of 155.00 feet; thence turn an angle of 90 deg. 00 min. 00 sec. to the left and run a distance of 580.00 feet; thence turn an angle of 53 deg. 29 min. 28 sec. to the right and run a distance of 405.26 feet to the west line of the said SW 1/4 of SW 1/4 of Section 1; thence turn an angle of 90 deg. 00 min. to the left and run South along West line a distance of 722.53 feet to the southwest corner of Section 1 and the point of beginning. Situated in the SW 1/4 of SW 1/4, Section 1, Township 20 S, Range 2 East, Huntsville Meridian, Shelby County, Alabama, and containing 7.09 acres.

Tract No. 3:

Begin at the Northwest corner of the SW 1/4 of the SW 1/4 of Section 1, Township 20 South, Range 2 East; thence run South along the West line of the said 1/4-1/4 section a distance of 608.14 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 405.26 feet; thence turn an angle of 53 deg. 29 min. 28 sec. to the left and run a distance of 580.00 feet to a point on the southwest right of way of Highway 280; thence turn an angle of 90 deg. 00 min. 00 sec. to the left and run along said highway right of way a distance of 247.62 feet to a point on the north line of said SW 1/4 of SW 1/4 of Section 1; thence turn an angle of 37 deg. 04 min. to the left and run West along said North line of 1/4-1/4 section a distance of 551.33 feet to the Northwest corner of said 1/4-1/4 section and the point of beginning. Situated in the SW 1/4 of the SW 1/4, Section 1, Township 20 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama, and containing 8.35 acres.

LESS AND EXCEPT .94 acres previously conveyed to GRANTEES by deed dated August 3, 1984.

GRANTORS HEREIN RESERVE UNTO THEMSELVES A LIFE-ESTATE INTEREST IN the use of the pasture, barns and other out-buildings located on the above described properties herein conveyed.