

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

500.00  
That in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned grantor or grantors, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, LAURA JO CORVIN TEMPLIN (herein referred to as grantor, whether one or more) do hereby grant, bargain, sell and convey unto LAURA JO CORVIN TEMPLIN and DAVID R. TEMPLIN, a married couple (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:

Begin at the SE corner of the NW ¼ of the SE ¼ of Section 12, Township 22 South, Range 3 West; thence run North along the East line of said ¼ ¼ for 314.45 feet to the Southerly Right of Way of Shelby County Highway 12; thence 116° 26' 37" left run Southwesterly along said Right of Way for 621.18 feet to the South line of said ¼ ¼; thence 149° 39' 56" left run Easterly for 557.47 feet to the Point of Beginning. Containing 2.01 acres more or less.

Subject to easements, restrictions and rights of way of record.

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 do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey said premises as aforesaid; that I will and my 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.

The legal description set out herein was furnished to preparer by the grantor herein and this deed was prepared without the benefit of a survey or title search.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of March, 2000.

Nancy Sotile  
Witness

Laura Jo Corvin Templin  
Grantor

Witness

Grantor

STATE OF ALABAMA )  
COUNTY OF SHELBY )

General Acknowledgment

I, Carolyn R. George, a Notary Public in and for said County, in said State, hereby certify that LAURA JO CORVIN TEMPLIN, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of March, A.D., 2000.

Carolyn R. George  
Notary Public

THIS INSTRUMENT PREPARED BY:  
William N. Dunn  
Attorney at Law  
Post Office Box 381263  
Birmingham, Alabama 35238

My Commission Expires Oct 7, 2002  
04/19/2000-12806  
09:12 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HHS 9.00

Inst # 2000-12806