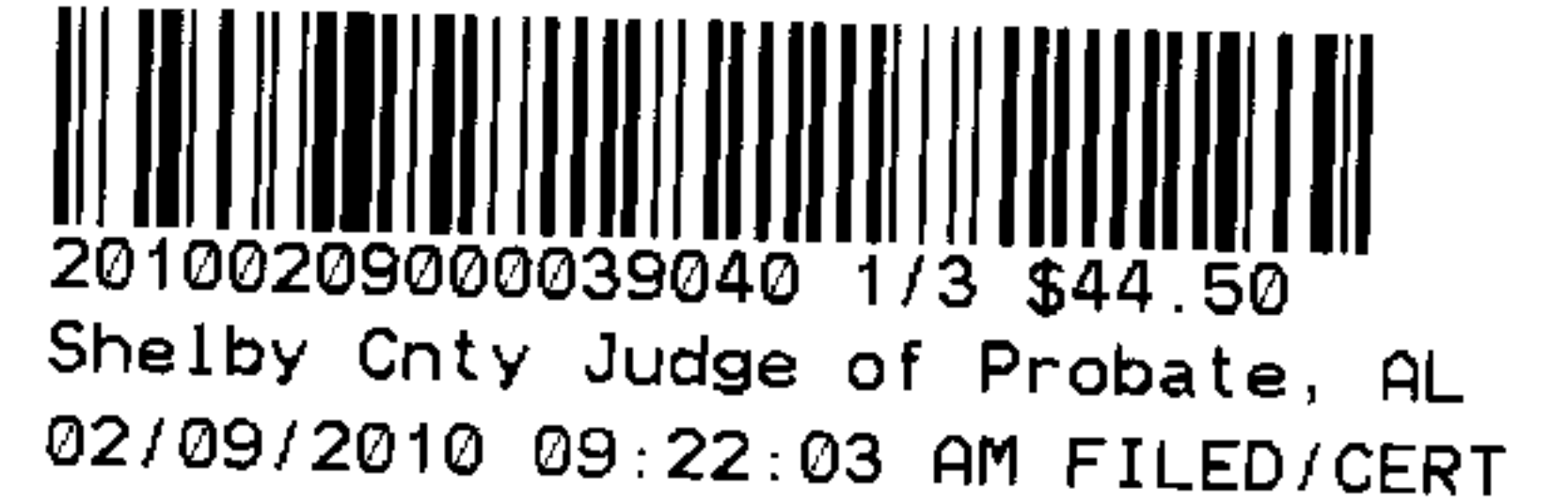


27.200⁰⁰
83

Recording Requested by: **HERMAN D. PALMER**
When Recorded Mail To:
Name: **HERMAN D. PALMER**
Mailing Address: 1844 20th Ave
City: Calera
State: AL
Zip Code: 35040



Above Space For Recordors Use

WARRANTY DEED with Reservation of Life Estate

GRANTOR:

HERMAN D. PALMER, a single man and surviving spouse to Mae Will Palmer, deceased wife;
1844 20th Ave., Calera, AL 35040

GRANTEES:

TONI BLACKWELL, 2616 Hwy 28, Columbiana, AL 35051, and DALE PALMER, 3305 Woodbridge Ct, Marietta, GA 30062, and TOMMY PALMER, 112 Rosewood Circle, Calera, AL and LISA CAMPBELL, 638 Riverchase Pkwy W, Birmingham, AL 35244, as TENANTS IN COMMON;

For valuable consideration, Grantor does hereby grant and convey to TONI BLACKWELL, DALE PALMER, TOMMY PALMER and LISA CAMPBELL, their heirs and assigns, **a remainder interest** subject to a complete defeasance as set forth below, in and to:

Property Legal Description:

SEE ATTACHED LEGAL DESCRIPTION FOR REAL ESTATE CONVEYED
(Source of Title, **Book 301 Page 318**, Shelby County, Alabama Probate Records)

PROVIDED, however, that the Grantor has reserved the use and enjoyment of said property for the life of the Grantor and that the grant of said property to TONI BLACKWELL, DALE PALMER, TOMMY PALMER and LISA CAMPBELL, their heirs and assigns is subject to the following powers retained by the Grantor:

1. The Grantor shall retain possession and control of all of the premises and shall receive all of the rents and profits derived from the premises for the life of the Grantor.
2. The Grantor retains the unrestricted and limited right to dispose of the property during the life of the Grantor, including without limitation, the power to consume, sell in fee simple absolute or on conditions, gift, mortgage, encumber, and convey or dispose of the property in any manner in

the sole, exclusive, and absolute direction of the Grantor, without joinder by the Grantee Remainderman, and to keep any and all proceeds derived therefrom without obligation to the Grantee Remainderman. On the death of the Grantor, the aforesaid powers shall terminate and the fee simple shall vest in the Grantee Remainderman, her heirs and assigns.

AND the Grantor hereby covenants and agrees that he warrants SPECIALLY the property hereby conveyed.

WITNESS Grantor's hand this 28th day of January, 2010;

Herman D. Palmer
HERMAN D. PALMER, Grantor

DEED PREPARED FROM DESCRIPTION PROVIDED TO ATTORNEY/NO INDEPENDENT TITLE SEARCH
HAS BEEN PERFORMED

NOTARY ACKNOWLEDGMENT

STATE OF: ALABAMA

COUNTY OF: Shelby

On this 28 day of January, 2010, before me, the undersigned, a notary public in and for said state personally appeared **HERMAN D. PALMER** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacities, and that by his signature on the instrument the person or entity upon behalf of which the person acted, executed this instrument.

WITNESS my hand and official seal.

R. E. Ellison
Notary Public

R. E. Ellison
Printed Name

My Commission Expires:

NOTARY PUBLIC
COMMISSION EXPIRES 02/01/13
R. E. ELLISON

Exhibit "A"



20100209000039040 3/3 \$44.50
Shelby Cnty Judge of Probate, AL
02/09/2010 09:22:03 AM FILED/CERT

From the SW corner of the NW 1/4 of the SE 1/4, Section 12, Township 24 North, Range 15 East, run Northerly along the West line of said 1/4-1/4 Section 951.93 feet; thence turn right an angle of 90 degrees 00 minutes and run Easterly 323.03 feet; thence turn left an angle of 88 degrees 39 minutes and run Northerly 140.00 feet to point of beginning of land herein described; thence continue Northerly on same course 310.00 feet, more or less, to the South shore line of Lay Lake; thence run Southwesterly along said shore line 86.00 feet, more or less, to the West boundary of said land herein described; thence run Southerly and parallel to the West line of said 1/4-1/4 Section 247.00 feet, more or less; thence turn left an angle of 90 degrees and run Easterly 55.00 feet to the point of beginning. Being a part of the NW 1/4 of SE 1/4 and the SW 1/4 of NE 1/4 of Section 12, Township 24 North, Range 15 East, Shelby County, Alabama. LESS AND EXCEPT THAT PORTION CONVEYED TO HENRY W. PARKER AND WIFE, BETTY ANN PARKER, BY DEED RECORDED IN REAL RECORD 270, PAGE 701, IN PROBATE OFFICE.