

This instrument was prepared by

(Name) Karl C. Harrison
(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Maggie W. Hinds, a widow

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

H. W. Dearing, Jr. and Sybil Dearing

(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:

All that part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 23, Township 20 South, Range 3 West, lying west of County Road No. 52 and north of the south boundary of Southern Natural Gas Company's right-of-way; said parcel being conveyed being more particularly described as follows: Begin at a point on the west line of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 23 where the same intersects the south right-of-way line of County Road No. 52; thence continue south along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section until the same intersects the Southern Natural Gas Company's south right-of-way line; thence run in an easterly direction along the Southern Natural Gas Company's south right-of-way line a distance of 340.08 feet to its intersection with the westerly right-of-way line of said County Road 52; thence run in a northwesterly direction along the westerly right-of-way line of said County Road 52 to the point of beginning. Subject to the Southern Natnral Gas Line Company's right-of-way.

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Shelby Cnty Judge of Probate, AL
05/11/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
1971 MAY 11 PM 11:23
UCC FILE NUMBER
REC. BK. & PAGE AS SHOWN ABOVE
CONFIRMATION

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, I have hereunto set my hand(s) and seal(s), this 8th day of May, 1971

WITNESS:

(Seal)
(Seal)
(Seal)

Maggie W. Hinds (Seal)
aBY Bobby S. Hinds (Seal)
Attorney in Fact
Power of Attorney recorded in (Seal)
Probate Office of Shelby County, Alab

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Bobby W. Hinds whose name is signed as Attorney in Fact for Maggie W. Hinds on this day, that, being informed of the contents of the conveyance, he as such Attorney in Fact, having full authority by Power of Attorney recorded in Probate Office of Shelby County, Ala. executed the same voluntarily on the day the same bears date for and as the act of the said Maggie W. Hinds. Given under my hand and official seal this 8th day of May, A. D., 1971

Martha B. Joiner
Notary Public.