

This instrument was prepared by

(Name) Billye West 4656

(Address) 837 Oxmoor Road, Birmingham, AL 35209

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 Ten and no/100 Dollars & other good & valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Frank B. Yeilding, Jr. and wife, Augusta S. Yeilding

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

Brooks Yeilding and Gage Y. Hanna, an undivided one-third (1/3) interest

(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 part of the NW¹/₄ of SW¹/₄, Section 23, Township 19, Range 1 East, described as follows: Commencing at the Northeast corner of said forty and run South 86° 30' West 334.0 feet to point of beginning of tract herein described; thence run South 13° 30' East a distance of 770.0 feet; thence run South 74° West 306.0 feet to a point; thence run South 24° East 468.7 feet to the North right of way line of Florida Short Route Highway; thence in a Southwesterly direction along said highway right of way to the South line of said forty; thence West along South line of said forty to Southwest corner; thence North along the West line of said forty to the Northwest corner; thence East along the North line of said forty to point of beginning; subject to easement of Planatation Pipe Line Company;

Also a part of the SW¹/₄ of SW¹/₄, Section 23, Township 19, Range 1 East, described as follows: Commencing at the Northwest corner of said forty and run East along said forty line 630 feet to point of beginning of the land herein described; thence run South to the North right of way line of Florida Short Route Highway; thence run in a Northeasterly direction along said highway right of way to North line of said forty; thence run West along the North line of said forty to point of beginning.



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Shelby Cnty Judge of Probate, AL
04/04/1974 01:00:00 AM FILED/CERT

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 2nd

day of April, 1974.

(Seal)
(Seal)
(Seal)

Frank B. Yeilding, Jr. (Seal)
Augusta S. Yeilding (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank B. Yeilding, Jr. and wife, Augusta S. Yeilding 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 2nd day of April, A. D., 1974.

Notary Public.