

This instrument was prepared by

(Name) Wallace, Ellis & Fowler
(Address) Columbiana, Alabama 35051 1366

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 Six Hundred and no/100 (\$600.00)----- DOLLARS

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

Vincent C. Tingle and wife, Doris Tingle
(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard Tingle and wife, Guadalupe Tingle
(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 NW¼ of SW¼ of Section 13, Township 22 South, Range 4 West, Shelby County, Alabama, being also a part of property recorded in Deed Book 302, page 89, more particularly described as follows:

Beginning at the SE corner of said ¼ ¼ Section; thence run North along the East line of said ¼ ¼ Section 978.00 feet to a point 331.20 feet south of the NE corner of said ¼ ¼ Section; thence turn 91 deg. 51 min. to the left and run West 498.03 feet to a point, said point being the true point of beginning; thence turn 90 deg. 00 min. left and run South 301.00 feet to a point; thence turn 90 deg. 00 min. right and run West 312.33 feet to a point on the NE right-of-way line of Shelby County Road No. 10; thence turn right and run northwesterly along said right-of-way on a curve to the right, of radius of 675.74 feet, for an arc length of 339.24 feet to a point of tangent; thence run northwesterly along R.O.W. 21.70 feet; thence turn 109 deg. 22 min. right and run East 510.00 feet to the point of beginning. The area of the parcel described herein is 3.0 acres, more or less.

19740801000038050 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/01/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 AUG -1 AM 8:36
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER 1366
JUDGE OF PROBATE

BOOK 288 PAGE 151
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 12 day of June, 1974.

WITNESS:

(Seal) Vincent C. Tingle (Seal)
(Seal) Doris Tingle (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vincent C. Tingle and wife, Doris Tingle whose name S. 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 12 day of June, A. D., 1974

Conrad L. Foster, Jr.
Notary Public.