

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(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 Two Thousand Five Hundred and No/100 (\$2,500.00)---- DOLLARS

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

J. W. Lynn, an unmarried man

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

Gary Morris and wife, Joy Morris

(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 Northeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 16, Township 19 South, Range 1 West; thence run South along the East line of said quarter-quarter section a distance of 82.00 feet; thence turn an angle of 90 deg. 05 min. to the right and run a distance of 340.00 feet to a point on the East line of an old road; thence turn an angle of 129 deg. 50 min. to the right and run along said old road a distance of 106.20 feet; thence turn an angle of 2 deg. 30 min. to the left and continue along said old road a distance of 189.80 feet; thence turn an angle of 86 deg. 06 min. 21 sec. to the right and run a distance of 187.76 feet to a point on the East line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 16; thence turn an angle of 56 deg. 28 min. 39 sec. to the right and run along said East line a distance of 47.00 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 16, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

Also, a 20 foot wide easement in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 16, Township 19 South, Range 1 West along the road, from the Northernmost corner of the above described lot extending 100 feet, more or less, in length.

Description prepared by Frank W. Wheeler, Registered Land Surveyor.

Subject to easements 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 (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 24th day of February, 1976.

WITNESS:

STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT WAS FILED

1976 MAR -2 PM 12:17

Deed J.W. Lynn

Conveyance

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

J. W. Lynn

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment



19760302000017430 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/02/1976 12:00:00 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. W. Lynn, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of February, A. D., 1976

Notary Public.