

This instrument was prepared by

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

(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 Sixteen Thousand and No/100 (\$16,000.00)----- DOLLARS

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

Ruth Stewart, a widow

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

Donald Evans Spargo, Jr. and wife, Barbara Britton Spargo

(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 a point where the south line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 19 South, Range 1 West crosses the west right of way line of U. S. Highway 280 (being also known as The Florida Short Route Highway), as such highway right of way is now constituted, and run thence west along the south line of said quarter-quarter section 200 feet, more or less, to the southwest corner of said quarter-quarter section; thence run north along the west line of said quarter-quarter section 470 feet; thence run east, along the south line of the Harry Dougherty property, as described in Deed Book 140 at page 489, Office of Judge of Probate of Shelby County, Alabama, a distance of 160 feet, more or less, to a point on the west right of way line of said highway; thence run southerly along the west right of way line of said highway to the point of beginning.

Subject to easements and rights of way of record.

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Shelby Cnty Judge of Probate, AL
06/30/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA
JUDGE OF PROBATE
1976 JUN 30 AM 9:34
Deed Book 160
INSTRUMENT WAS FILED

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 28th day of June, 1976.

WITNESS:

(Seal)

Ruth Stewart

(Seal)

(Seal)

(Seal)

(Seal)

(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 Ruth Stewart, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of

June

A. D. 1976

Valerie H. Hays

Notary Public.

My Commission Expires Feb. 24, 1983

BOOK 299 PAGE 546