

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
02/21/1977 12:00:00AM FILED/CERT

(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 Fifteen Thousand and No/100 (\$15,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Leroy Hendrix, an unmarried man; Floyd M. Hendrix and wife, Margaret E. Hendrix; Addilee H. Collins and husband, Howard Collins; Leroy N. Hendrix and wife, Delores Hendrix (herein referred to as grantors) do grant, bargain, sell and convey unto

Virgil J. Wheat and wife, Ellen W. Wheat

(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:

An undivided one-half interest in and to the following described property:

That part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 28, Township 19 South, Range 1 West lying South of the Atlantic Coast Line Railroad and North of U. S. Highway No. 280 (known as the Florida Short Route Highway), less and except that portion thereof heretofore conveyed to said Virgil J. Wheat and wife, Ellen W. Wheat, as shown by deed recorded in Deed Book 274 at page 216, Office of Judge of Probate of Shelby County, Alabama, containing 5.70 acres, more or less, subject to easements and rights of way of record.

The undivided one-half interest in and to the above described property which is conveyed by this deed is the undivided one-half interest in and to said property which was owned by Addie H. Hendrix at the time of her death, which occurred on December 29, 1976. The grantors warrant that said Addie H. Hendrix died intestate, while a resident of Shelby County, Alabama, and that the grantors, Floyd M. Hendrix, Addilee H. Collins, and Leroy N. Hendrix, are children of said Addie H. Hendrix and that said Addie H. Hendrix is not survived by any other children or descendants of deceased children; the grantors further warrant that all of the debts and claims against said Addie H. Hendrix and against her estate have been paid in full. The grantors further warrant that the grantor, Leroy Hendrix is the surviving husband of said Addie H. Hendrix.

The grantors further warrant that the remaining undivided one-half interest in and to the above described property which is not conveyed by this deed is owned by the grantor, Leroy Hendrix, and is subject to Lease Sale Contract by and between said Leroy Hendrix, as party of the first part, and the grantees, Virgil J. Wheat and wife, Ellen W. Wheat, as parties of the second part, said Lease Sale Contract being dated June, 1976, and that said undivided one-half interest in and to the above described property which is not conveyed hereby is subject to all the terms and provisions of said Lease Sale Contract.

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 day of January, 1977.

WITNESSES

Floyd M. Hendrix (Seal)

Leroy N. Hendrix (Seal)

Addilee H. Collins (Seal)

Margaret E. Hendrix (Seal)

Delores Hendrix (Seal)

Howard C. Collins (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 Leroy Hendrix, 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 21st day of January, February, A. D., 1977

Virgil J. Wheat
3320 Western Dr.
Tomball, Texas

(see attached sheet for additional acknowledgments)

STATE OF ALABAMA
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Floyd M. Hendrix and wife, Margaret E. Hendrix 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.

ERROR Given under my hand and official seal this seventh day of February, 1977.

Joyce Giles
Notary Public
My Commission Expires 12-18-77

STATE OF ALABAMA
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Addilee H. Collins and husband, Howard Collins 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 7th day of February, 1977.

19770221000016030 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/21/1977 12:00:00AM FILED/CERT

Joyce Giles
Notary Public
My Commission Expires 12-18-77

STATE OF ALABAMA
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leroy N. Hendrix and wife, Delores Hendrix 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 28th day of January, 1977.

Carrie S. Perloff
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires July 6, 1980

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Floyd M. Hendrix and wife, Margaret E. Hendrix 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 21st day of February, 1977.

[Signature]
Notary Public

Dr Jay 15.00 1977 FEB 21 PM 12:08
Rec. 550
Jne. 100 Thomas G. Snowles, Jr.
\$ 21.50 JUDGE OF PROBATE