

This instrument was prepared by

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

11074

(Address) COLUMBIANA, ALABAMA

Form 1-1-5 Rev. 1-65

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 other valuable consideration and One and No/100 (\$1.00)-----DOLLARS

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

Hershel Eugene Bird and wife, Nora Bird

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

Donald Bird and wife, Lorene Bird

(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 easement to provide egress and ingress over and across the following described parcel, viz.:

Commence at the Northwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 22 South, Range 2 West; thence run South along the West line of said quarter-quarter section, a distance of 690.00 feet to the point of beginning; thence continue South along the West line of said quarter-quarter section a distance of 183.14 feet to the North right of way line of Shelby County Highway No. 84; thence turn an angle of 88 deg. 27 min. 49 sec. to the left and run along said right of way line a distance of 20.00 feet; thence turn an angle of 91 deg. 32 min. 11 sec. to the left and run a distance of 183.58 feet; thence turn an angle of 89 deg. 43 min. 47 sec. to the left and run a distance of 20 feet to point of beginning. Situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama,

to and from a parcel of real estate presently owned by the grantees and Shelby County Highway No. 84. Said easement is to run with the land.

19770718000072870 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/18/1977 12:00:00AM 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 16 day of July, 1977.

WITNESS:

W. M. Smith (Seal)

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE (Seal)

Hershel Eugene Bird (Seal)

Nora Bird (Seal)

1977 JUL 18 (Seal) 1:54

Deed. 50
Rec. 1.50
Ind. 1.00
20.00

STATE OF ALABAMA
SHELBY COUNTY

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hershel Eugene Bird and wife, Nora Bird, 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 16 day of July, A. D., 1977.

Donald Bird
P.O. Box

Notary Public.