This instrument was prepared by

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

(Address) Columbiana, Alabama 35051

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
SHEBLY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS AND LOVE AND AFFECTION XXXXXXX DOLLARS

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

C. E. Gardner and wife, Ruby Gardner

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

James Monroe Gardner and wife, Beverly Jean Gardner

(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:

The East ½ of the following described parcel of land: Commence at the Northwest corner of Section 27, Township 19 South, Range 1 East, thence run South along the West line of said Section a distance of 2629.03 feet· thence turn an angle of 89 deg. 35' 04" to the left and run a distance of 259.09 feet to a fence; thence continue along said fence line a dis= tance of 934.92 feet; thence turn an angle of 00 deg. 09' 24" to the left and continue along said fence line a distance of 806.33 feet to the point of beginning; thence turn an angle of 92 deg. 56' 38" to the left and run a distance of 962.08 feet to a point on the Southeast right-of-way line of U. S. Hwy. 280; thence turn an angle of 72 deg. 57' 30" to the right and run along said Hwy. R/W to the West margin of Muddy Prong Creek; thence run South along said Muddy Prong Creek to a fence; thence run West along said fence line to the point of beginning. Situated in Section 27, Township 19 South, Range 1 East, Shelby County, Alabama.

320 70

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Shelby Cnty Judge of Probate,AL
06/13/1979 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 4th day of June, 1979.

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS ... 1979 JUN 13 AM 9:14 JUDGE OF PROBATE
Rec'd Tax 6.00 Rec. 1.50 Sub. 1.00 8.50

C E Gardner (Seal)
Ruby Gardner (Seal)

(Seal) (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 C. E. Gardner and wife, Ruby Gardner 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 4th day of June A. D. 19 79.

Nancy K. Fowler
Notary Public.

James Monroe Gardner
Rt. 13 Box 1970
Birm, Ala 35243