This Form Furnished by

This instrument was prepared by

(Name) Arthur Green, Jr.
1722 2nd Avenue
(Address) Bessemer, Alabama

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P.O. BOX 10131 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

478

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—

STATE OF ALABAMA
JEFFERSON COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ----------Twenty-Two Thousand Five Hundred and no/100 ($22,500.00) DOLLARS

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

Warren G. Findley, a divorced man

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

Henry H. Tyler and A.B. Powell

(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:

Commence at the S.W. corner of Lot 7, Rice Acres, Sector 2; thence run East along the South Li of Lot 7 a distance of 311.98 feet to the center of a 30 foot private road and the point of beginning; thence turn an angle of 1° 27' to the right and run along the South line of Lot 7, a distance of 277.41 feet to a point on Contour Elevation 397.00 feet; thence run along said contour line to a point which is 26° 11' left and 112.65 feet from last named point; thence turn an angle of 36° 28' to the left and run a distance of 76.30 feet to the South margin of Old House Road; thence turn an angle of 97° 36' to the left, and run along said road a distanc of 147.00 feet; thence turn an angle of 8° 54' to the left and run along said road a distance of 138.96 feet; thence turn an angle of 3° 16' to the left and run along said road a distance of 96.55 feet; thence turn an an angle of 8° 17' to the right and run along said road a distan of 59.77 feet to the centerline of a 30 foot private road; thence turn an angle of 124° 03' to the left and run along said centerline a distance of 79.76 feet; thence turn an angle of 22° 14' to the right and run along said centerline a distance of 146.99 feet to the point of beginning, the parcel herein conveyed being that part of Lot No. 7 of Rice Acres, Sector Two, as shown by map or plat of record in Map Book 5, Page 87, in the Office of the Judge of Probat of Shelby County, Alabama, which lies East of the Center of the 30 foot easement reserved for private road, as shown on said subdivision map.

BOOK 320 PAGE 597

$17,580.60 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

19790712000087150 1/1 $.00
Shelby Cnty Judge of Probate,AL
07/12/1979 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, I have hereunto set my hand(s) and seal(s), this 29th day of June, 19 79.

WITNESS:

X Grant P. Brady (Seal) Warren G. Findley (Seal)

X (Seal) (Seal)

JUL 12 [illegible] 10 Deed 5.00 Rec. 1.50 Indexed 1.00 7.50 per mtg. 393-810

X (Seal) (Seal)

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Warren G. Findley, a divorced 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 29th day of June, A. D., 1979

Form ALA-31 First Natl. Bank of Brame. Drawer F. Pasadena Ala. 35020

Linda S. McDonald
Notary Public.