This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051 1406

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Shelby Cnty Judge of Probate, AL
07/31/1979 12:00:00AM FILED/CERT

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 Five Thousand ($5,000) DOLLARS
and other good and valuable consideration

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

Garland E. Baucom, a single man

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

Leonard N. Wyatt, Jr. and wife, Gloria B. Wyatt

(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:

BOOK 321 PAGE 184

Commence at the NW corner of the NW¼ of the NE¼ of Section 33, Township 19 South, Range 2 East; thence run South 20 deg. 04 min. East a distance of 289.33 feet to a point on the East R/W line of Alabama Hwy. 25, and the point of beginning. Thence run South 88 deg. 53 min. East a distance of 478.30 feet; thence turn an angle of 90 deg. to the right and run a distance of 15.00 feet; thence turn an angle of 53 deg. 23 min. to the left and run a distance of 218.30 feet; thence turn an angle of 39 deg. 23 min. to the left and run a distance of 541.22 feet; thence turn an angle of 88 deg. 31 min. 33 sec. to the right and run a distance of 262.85 feet; thence turn an angle of 91 deg. 01 min. 24 sec. to the right and run a distance of 1238.57 feet to the East right of way line of Hwy. 25; thence turn an angle of 96 deg. 08 min. 43 sec. to the right and run along said R/W line a distance of 451.20 feet to the point of beginning. Situated in the N½ of the NE¼ of Section 33, Township 19 South, Range 2 East, and containing 9.60 acres. Situated in Shelby County, Alabama.

As a part of the consideration hereof, grantees herein assume and agree to pay as the same becomes due, the unpaid balance of that certain mortgaged indebtedness evidenced by mortgage from grantor herein to Citizens Federal Savings & Loan Association dated May 30, 1973 recorded in Probate Office of Shelby County, Alabama in Mortgage Book 331, page 361, the balance due and outstanding on the principal of said loan as of the date hereof being in the amount of $41,595.54.

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 31st day of July, 19 79

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED

1979 JUL 31 PM 3:56

JUDGE OF PROBATE

deed tax 1500
rec. 150
mtg 1.00
1750

(Seal) Garland E. Baucom (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 Garland E. Baucom 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 31st day of July A. D., 19 79.

Lance Brasher
Notary Public.

W E [redacted]