

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
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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 TWO THOUSAND AND NO/100 (\$2,000.00) - - - - - DOLLARS and execution and delivery of the following described mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, GEORGE W. SHAW and wife, SHIRLEY DEAN SHAW,

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

LARRY HOWARD PINKLETON and wife, DEBORA KAY PINKLETON,

(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 326 PAGE 628

That part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 19 South, Range 1 West, Shelby County, Alabama described as follows: Commencing at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and thence South 89° 10' West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 277.65 feet to the point of beginning; thence from the point of beginning South 2° 27' East and parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 465 feet; thence South 89° 10' West and parallel with the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 187.35 feet; thence North 2° 27' West and parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 465 feet to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence North 89° 10' East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 187.35 feet to the point of beginning and containing 2.00 acres, more or less.

Subject to the following easements and rights-of-way of record in the Office of the Judge of Probate of Shelby County, Alabama:

1. Transmission Line Permit to Alabama Power Company as shown by instrument dated December 8, 1953 and recorded in Deed Book 165, at Page 136, in the Office of the Judge of Probate of Shelby County, Alabama.
2. Easement for road right-of-way 12 $\frac{1}{2}$ feet wide of uniform width over and across the North side of captioned real estate, as created and shown by that certain easement and right-of-way deed from Sam Jack Shaw and wife, Minnie Lee Shaw, to Charles R. Shaw and Melba Shaw dated August 23, 1974 and recorded in Deed Book 321, at Page 860, in the Office of the Judge of Probate of Shelby County, Alabama.

\$4,000.00 of the consideration for this deed is secured by a purchase money mortgage on the above described real estate from the Grantees to the Grantor George W. Shaw, which was executed and delivered simultaneously herewith.

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 31st day of May, 1980.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

1980 JUN -2 AM 9-25

(Seal)

George W. Shaw

(Seal)

(Seal)

Shirley Dean Shaw

(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 George W. Shaw and wife, Shirley Dean Shaw, 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 31st day of May, 1980.

Notary Public