

This instrument was prepared by

(Name) Conwill & Justice, P.C.

(Address) P.O. Box 557, Columbiana,
Alabama 35051



Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8028

BIRMINGHAM, ALABAMA 35291

AGENTS FOR

Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

\$ 500

That in consideration of One and no/100-----Dollars

to the undersigned grantor, T. & O.W. Corporation a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Ophelia R. Wyatt and Richard T. 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

BOOK 305 PAGE 67
PARCEL I: Commence at the Northeast corner of the W.F. Reed lot as
shown by deed recorded in the Office of the Judge of Probate of Shelby
County, Alabama, in Deed Book 339, at Page 956, and in the Office of
the Tax Collector of Shelby County, Alabama, in Docket Book 24, at Page
177, as the point of beginning; from this beginning point proceed North
51 degrees 38 minutes East for a distance of 12.28 feet to a point in
the West boundary of the Curtis and Joyce Strickland property as shown
by the deed to said property on record in the Office of the Judge of
Probate of Shelby County, Alabama, in Deed Book 262, at Page 54; thence
proceed South 34 degrees 40 minutes East along the West boundary of
the Strickland property for a distance of 139.29 feet; thence proceed
South 42 degrees 45 minutes West for a distance of 11.2 feet to the
East line of the Reed property or the State of Alabama property; thence
proceed North 35 degrees 10 minutes West along the East boundary
of the Reed or State of Alabama tract for a distance of 140.3 feet to
the point of beginning. The above described land is located in the SW $\frac{1}{4}$
of the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, Shelby County,
Alabama.

PARCEL II: Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of
Section 34, Township 19 South, Range 2 East, Shelby County, Alabama;
thence proceed North 89 degrees 00 minutes East along the South boundary

LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Richard T. Wyatt
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of August 1990.

ATTEST:

Ophelia R. Wyatt
Ophelia R. Wyatt Secretary

By Richard T. Wyatt
Richard T. Wyatt President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority
State, hereby certify that Richard T. Wyatt
whose name as President of T. & O.W. Corporation
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 8th day of August

1990

Form ALA-33

William R. Jester
Notary Public

of the South One-Half of the NW $\frac{1}{4}$ of said Section for a distance of 1530.7 feet to a point on the West boundary of the Chancellor's Ferry Road; thence proceed North 31 degrees 33 minutes West along the West boundary of said road for a distance of 690.0 feet to the point of beginning. From this beginning point continue North 31 degrees 33 minutes West along the West boundary of said road for a distance of 198.43 feet to the Southeast corner of the Pentecostal Lighthouse, Inc., Church; thence turn an angle of 91 degrees 38 minutes to the left and proceed Southwesterly along the South boundary of said Church and a prolongation thereto for a distance of 308.96 feet to its point of intersection with a point on the North boundary of a certain deed recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 262, at Page 54; thence proceed East along the North boundary of said deed for a distance of 362.4 feet to the point of beginning. The above described land is located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 0.72 acres. Situated in Shelby County, Alabama.

Return to:

BOOK 305 PAGE 68

TO

WARRANTY DEED

(Corporate form, jointly for life with remainder to survivor)

STATE OF ALABAMA
COUNTY OF



Recording Fee \$

Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P. O. BOX 10481 • PHONE 226-1126 • 226-8890
BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

Grantees' address:
1265 Hwy 25 South
Harpersville, AL 35079

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 AUG 13 PM 2:34

[Signature]
JUDGE OF PROBATE

1. Deed Tax	3.50
2.	0.00
3.	5.00
4.	3.00
5.	1.00
6.	0.00
Total	9.50