

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 ONE AND NO/100 (\$1.00) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Stanley Bearden and wife, Faye Bearden

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

W. H. Farmer and wife, Pauline Farmer

(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:

A lot in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, Township 24 North, Range 13 East, described as follows: Beginning at the Center of the SW $\frac{1}{4}$ of said Section 7, and run thence in a Southerly direction along a line making an angle of 17 deg. 57' to the left and from the West side of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 7 a distance of 496.4 feet to a point on the SW right of way of paved Highway; thence at an angle to the left of 11 deg. 09' and along the SW boundary of said Highway 567.4 feet for a point of beginning of the lot herein described and conveyed; thence continue along the SW right of way of said right of way in the same direction 208.7 feet; thence at an angle of 90 deg. right a distance of 208.7 feet; thence at an angle of 90 deg. right a distance of 208.7 feet; thence at an angle of 90 deg. right a distance of 208.7 feet to point of beginning.

This deed is given for the sole purpose of correctly describing the land which was sold by grantors herein to J. M. and Sherry Allen in deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 224, page 560.

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 12 day of April, 19 65.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4/16/65
RECORDED & INDEXED
BY 16
PD. ON 4/16/65

Stanley Bearden (Seal)
(Stanley Bearden)
Faye Bearden (Seal)
(Faye Bearden)
I (Seal)

STATE OF ALABAMA

SHELBY COUNTY

the undersigned

I, Stanley Bearden and Faye Bearden, a Notary Public in and for said County, in said State, hereby certify that Stanley Bearden and Faye Bearden whose name 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 12 day of April, A. D., 19 65

Notary Public.