

This instrument was prepared by

(Name) WALLACE and ELLIS, Attorneys

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Form 1-1.3 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 NINE THOUSAND AND NO/100 (\$9,000.00) DOLLARS

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

George D. Ledbetter and wife, Thelma Ledbetter and William F. Dean and wife, Barbara Ann Dean (herein referred to as grantors) do grant, bargain, sell and convey unto

Gordon E. Spough and wife, Lynda B. Spough

(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 SW corner of Section 21, Township 21 South, Range 1 West; thence run East along the South line of said Section a distance of 55.25 feet to the Center line of a County gravel road; thence turn an angle of 53 deg. 00 min. to the left and run along said County road a distance of 72.00 feet to the point of beginning; thence turn an angle of 14 deg. 35 min. to the left and run along said center line 505.50 feet; thence turn an angle of 23 deg. 51 min. to the right and run along said center line a distance of 214.15 feet; thence turn an angle of 30 deg. and 04 min. to the left and run along center line a distance of 676.40 feet; thence turn an angle of 9 deg. 09 min. to the right and run along center line a distance of 627.84 feet; thence turn an angle of 26 deg. 55 min. to the left and run along center line a distance of 116.48 feet; thence turn an angle of 20 deg. 50 min. to the left and run along center line a distance of 205.72 feet; thence turn an angle of 20 deg. 18 min. to the right and run along center line a distance of 225.60 feet; thence turn an angle of 17 deg. 48 min. to the left and run along center line a distance of 250.00 feet more or less to the North line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21; thence run East along the North line of said $\frac{1}{4}$ Section to the West line of Waxahatchee Creek; thence run South along the West line of Waxahatchee Creek to its intersection with the East line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 West; thence run South along the East line of said $\frac{1}{4}$ Section to the North ROW line of the new County Highway; thence run West along said ROW line (to the East line of Purdy tract 70-3A) to a point that is 220.00 feet more or less East of the West line of Section 28; thence turn an angle of 89 deg. 05 min. to the right and run North a distance of 988.45 feet, more or less, to the point of beginning, situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21 and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 West.

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 14th day of September, 1966

WITNESS:

Barbara Ann Dean
William F. Dean

George D. Ledbetter
Thelma Ledbetter

RECORDED & \$ MTG. TAX
DEED TAX PD. ON THIS INSTRUMENT.

STATE OF ALABAMA

SHELBY COUNTY

Conrad M. Fowler

General Acknowledgment

I, the undersigned JUDGE OF PROBATE, a Notary Public in and for said County, in said State, hereby certify that George D. Ledbetter and wife, Thelma Ledbetter and William F. Dean and wife, Barbara Ann Dean, 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 14th day of September, 1966

Notary Public.