

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

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 TEN DOLLARS & other good and valuable consideration DOLLARS

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

M. R. Hardin and wife, Margaret Hardin

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

John B. Penton and wife, Catherine Penton

(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 part of the SW<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> of Section 31, Township 18 South, Range 1 West, more particularly described as follows:

Commence at the SW corner of SW<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub>, Section 31, Township 18 South, Range 1 West and run North along West boundary of said <sup>1</sup>/<sub>4</sub>-<sup>1</sup>/<sub>4</sub> Section for a distance of 671.65 feet; thence turn an angle of 90 deg. 04' to the right and run Easterly a distance of 184.21 feet to a point; thence turn an angle of 39 deg. 51' right and run a distance of 188.8 feet to point of beginning; thence turn 90 deg. 46' to the left and run for a distance of 242.75 feet to a point; thence turn 50 deg. 55' right and run for a distance of 189.54 feet to a point; thence turn 89 deg. 56' right and run for a distance of 289.67 feet to a point; thence turn 101 deg. 05' right and run for a distance of 374.8 feet to a point; thence turn 118 deg. 04' right and run for a distance of 40 feet to the point of beginning. Said parcel of land containing 1.6 acres, more or less.

STATE OF ALA. SHELBY CO  
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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 April 7 day of April, 1967

WITNESS:  
Quince W. Bonds (Seal)  
Comm Exp May 27, 1967  
Robert J. Jones Jr. (Seal)  
Howard Gray (Seal)

MR. Hardin (Seal)  
(M. R. Hardin)  
Margaret Hardin (Seal)  
(Margaret Hardin)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned M. R. Hardin and Margaret Hardin a Notary Public in and for said County, in said State, hereby certify that whose name s 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 day of A. D. 1967.

Notary Public.