

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 One Hundred and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
B. F. Hatchett and wife, Dorothy Hatchett
(herein referred to as grantors) do grant, bargain, sell and convey unto

Bruce Alverson and wife, Mary E. Alverson
(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 NE corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 27, Township 21 South, Range 1 East; run thence South 2 deg. 27' East along the East boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 812.0 feet to a point on the NW R.O.W. line of State Highway; thence turn a delta angle of 18 deg. 51' to the right and run South 16 deg. 24' West along the said R.O.W. a distance of 327.0 feet to a point; thence turn a delta angle of 91 deg. 23' to the right and run North 72 deg. 03' West a distance of 409.7 feet to a point; thence turn a delta angle of 38 deg. 43' to the left and run South 69 deg. 14' West a distance of 218.7 feet to an iron pin which point shall be the point of beginning of parcel of land herein described; thence continue South 69 deg. 14' West a distance of 307.7 feet to an iron pin; thence turn an interior angle of 60 deg. 55' and run North 8 deg. 19' East a distance of 91.70 feet to an iron pin; thence turn an interior angle of 150 deg. 55' and run North 37 deg. 24' East a distance of 147.0 feet to an iron pin; thence turn an interior angle of 126 deg. 27' and run South 89 deg. 03' East a distance of 125.60 feet to an iron pin; thence turn an interior angle of 122 deg. 50' and run South 31 deg. 53' East a distance of 113.0 feet to point of beginning.

It is understood and agreed that Grantees herein, their heirs, executors and assigns shall have the right to use the present boat ramp located on the property of Grantors SW of the above described property. Grantors, however, their respective, successors or assigns, shall have no obligation whatsoever to grantees, their heirs, successors or assigns to maintain said boat ramp and shall not be responsible to grantees, their heirs, successors or assigns for any deterioration in the condition thereof.

It is also understood and agreed that Grantor B. F. Hatchett, his heirs, executors, or assigns shall have the right of first refusal to purchase said above described property should the same be at any time sold by Grantees, or either of them, or their respective heirs, executors, or assigns. For the purpose of exercising this right of first refusal, should grantees, their respective heirs, executors, or assigns elect to sell or convey said above described property at any time hereinafter, notice of the terms and conditions 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 24 day of February, 1968

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
REC. BIC. & PAGE AS SHOWN BY
U.C.C. FILE NUMBER
1968 FEB 24 PM 9:00
WITNESS:
INSTRUMENT WAS FILED
CERTIFY THIS
DAY OF

(Seal)

(Seal)

(Seal)

B. F. Hatchett (Seal)

Dorothy Hatchett (Seal)

(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 B. F. Hatchett and wife, Dorothy Hatchett 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 24 day of February, A. D., 1968.

Notary Public.

RETURN TO

TO

Bruce Overton

Columiana Ala.

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

145
505
191

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

of any proposed sale shall be submitted to grantor B. F. Hatchett, his heirs, executors, or assigns, in writing at least thirty days prior to said sale, to be by him accepted or refused within thirty days after receipt of said notice.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1500 FEB 24 PM 9:59
Deed Book 252
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF SUPERIOR COURT