

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 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,

C. E. Gardner and wife, Ruby Gardner

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

C. E. Gardner and wife, Ruby Gardner

(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:

TRACT NO. 1: Begin at NW corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 27, Township 19, Range 1 East, Shelby County, Alabama, and from said point of beginning run South 1 deg. 30' East along the Western boundary line of said forty 108 feet to the center of a ditch, being the point of beginning of the land herein conveyed; thence along the center of said ditch East 11 deg. South 594 feet; thence North 40 deg. East 256 feet to a rock corner on the North line of said forty; thence East along a wire fence to Muddy Prong Creek 2145 feet, more or less; thence in a Southerly direction along and with the meanderings of said Muddy Prong Creek to the intersection of said Muddy Prong Creek with the Southern boundary line of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 27; thence West along the South boundary line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and the extension thereof to the SW corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 27; thence North along the Western boundary of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ to the point of beginning. The land herein conveyed is situated partly in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$; SE $\frac{1}{4}$ of NW $\frac{1}{4}$; and SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 27. There is excepted from this conveyance 2 $\frac{1}{2}$ acres, more or less, in the SW corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 27 which comprise a school lot deeded by G. E. Schmidthe and wife, Daisy, to the State of Alabama and recorded in the Probate Office of Shelby County, Alabama in Deed Book 67, page 24 and also a $\frac{1}{2}$ acre lot deeded by C.L. Moore to H.E. Archer lying immediately East of said school lot.

TRACT NO. 2: Commence at a point on the Section line between Sections 27 and 28, Township 19, Range 1 East, 453 feet south of the NW corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 27; thence West 1 deg. 30' South 160 feet to the Westover and Sterrett road; thence North 3 deg. 30' East along the Eastern side of said road 424 feet; thence East 1 deg. 30' North 78 feet; thence South 55 deg. East 155 feet to Section line between Sections 27 and 28; thence South along said Section line to point of beginning, containing 1 acre, more or less, and being in the NE corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 28, Township 19, Range 1 East.

The lands herein conveyed comprise 101 acres, more or less.

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

day of APRIL March, 1968.

WITNESS:

(Seal)

(Seal)

(Seal)

C. E. Gardner

(C. E. Gardner)

Ruby Gardner

(Ruby Gardner)

(Seal)

(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 C. E. Gardner and wife, Ruby Gardner, 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 10th day of March, A. D. 1968.

Given under my hand and official seal this 10th day of March, APRIL, A. D. 1968.

Lance Gracher

Notary Public.