

This instrument was prepared by

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Form 1-10 Rev. 1-68

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 Five Thousand and 00/100 and purchase-money mortgage in the amount of Ten Thousand Five Hundred Dollars (\$10,500) to the undersigned grantor or grantors in hand paid by the GRANTEE hereinafter described, the receipt whereof is acknowledged, we,

W. EARL RICHARDS and wife, FRANCES K. RICHARDS

JOE F. WIDEMAN and wife, MYRTIS F. WIDEMAN

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

CHARLES L. FARMER and wife, SYLVIA LEE 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:

Commence at the southwest corner of SW 1/4 of SW 1/4 of Section 24, Township 20 South, Range 3 West, and run east along said 40 acre line 765.71 feet to the westerly right of way line of U. S. Highway No. 31, the same being a four-lane highway; thence run in a northwesterly direction along the westerly right of way line of said Highway 338.24 feet to an iron pipe to the point of beginning of the lot herein described; thence continue in a northwesterly direction along said Highway right of way line 195.9 feet, more or less, to an iron pin, which point is the southeast corner of the Rutherford lot; thence turn an angle of 87 deg. 48' to the left and run 106.46 feet in a southwesterly direction along said Rutherford lot to an iron pipe on the easterly right of way line of old Birmingham-Montgomery unpaved Highway; thence turn an angle of 84 deg. 30' to the left and run in a southerly direction along said old Highway 187 feet to an iron pipe which point is the northwest corner of the Tom and Gladie Molton lot; thence turn an angle of 91 deg. 22' to the left and run in an easterly direction along said Molton lot 132.34 feet to the point of beginning. According to survey by Alton Young, Surveyor, Reg. No. 1666, December 4th, 1958. Minerals and mining rights excepted.

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 (we) do for (ourselves) and for (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that (we) have a good right to sell and convey the same as aforesaid; that (we) will and (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 2 day of January, 1969.

WITNESSES
STATE OF ALABAMA
SHELBY COUNTY
JAN 23 1969
(Seal)
(Seal)
(Seal)
(Seal)

W. Earl Richards (Seal)
Frances K. Richards (Seal)
Joe F. Wideman (Seal)
Myrtis F. Wideman (Seal)
General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, Donald A. Grant, a Notary Public in and for said County, in said State, hereby certify that W. Earl Richards, Frances K. Richards, Joe F. Wideman, Myrtis F. Wideman 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 13th day of January, A. D., 1969.

Donald A. Grant
Notary Public.