

This instrument was prepared by

2060

(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 and other good and valuable consideration

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

A. C. Collins, a widower

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

Erman L. Ogburn and wife, Betty M. Ogburn

(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 parcel of land situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 21 South, Range 3 West; run thence in a Westerly direction along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ section for a distance of 349.29 feet; thence turn an angle to the left of 61 deg. 42 min. 18 sec. and in a Southwesterly direction for a distance of 193.70 feet; thence turn an angle to the left of 109 deg. 53 min. 45 sec. and in a Southeasterly direction for a distance of 453.16 feet to its intersection with the East line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 3, thence turn an angle to the left of 100 deg. 08 min. 45 sec. and in a Northerly direction along said East line for a distance of 236.84 feet to the point of beginning. Said site contains 1.8966 acres.

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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 day of , 19.

WITNESS:

(Seal)

A. C. Collins, a widower

(Seal)

(Seal)

(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 A. C. Collins and wife, Betty M. Ogburn, 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 1 day of April, A. D. 1969.

A. C. Collins
Notary Public

Exhibit 1-28-71

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