

This instrument was prepared by

(Name) Gordon E. Spaug

(Address) 244 Allen Avenue, Birmingham, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seven Thousand, one hundred and one dollars and 90/100 DOLLARS

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

Gordon E. Spaug and his wife, Lynda B. Spaug

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

Lester L. Hicks and his wife, Nancy H. Hicks

(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:

AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is subject to principal balance due on first mortgage

executed to George D. Ledbetter, recorded in Mortgage Book 302,

Page 927, in the Probate Office of Shelby County, Alabama,

which the grantee herein assumes and agrees to pay.

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 4 day of December, 1969.

WITNESS:

Lester L. Hicks (Seal)

(Seal)

Nancy H. Hicks (Seal)

Gordon E. Spaug (Seal)
Gordon E. Spaug

(Seal)

Lynda B. Spaug (Seal)
Lynda B. Spaug

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gordon E. Spaug and his wife, Lynda B. Spaug whose name s. 910 signed to the foregoing conveyance, and who 910 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 4 day of December, A. D., 1969.

H. Steen Brown
Notary Public.

My Commission Expires 7-6-70

DATE

Dec. 4

1969

EXHIBIT "A"

Commence at the SW corner of Section 21, Township 21 South, Range 1 West, thence run east along the south line of said section a distance of 55.25 feet; thence turn an angle of 53° 00' to the left and run along center line of County gravel road a distance of 72.00 feet; thence turn an angle of 14° 35' to the left and run along said center line a distance of 505.50 feet; thence turn an angle of 23.51' to the right and run along said center line a distance of 214.15 feet; thence turn an angle of 30° 04' to the left and run along said center line a distance of 676.40 feet; thence turn an angle of 9° 09' to the right and run along said center line a distance of 245.84 feet to the point of beginning; thence turn an angle of 117° 40' to the left and run a distance of 218.82 feet; thence turn an angle of 13° 13' to the right and run a distance of 528.77 feet; thence turn an angle of 12° 30' to the right and run a distance of 508.70 feet; thence turn an angle of 23° 24' to the left and run a distance of 374.50 feet; thence turn an angle of 12° 35' to the left and run a distance of 590.63 feet, more or less, to the west line of the NE 1/4 of the SE 1/4 of Section 20; thence run north along the west line of the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 to the south line of Waxahatchee Creek; thence in a southeasterly direction down the said creek to its intersection with the north line of the NW 1/4 of the SW 1/4 of Section 21; thence run west along the north line of the NW 1/4 of the SW 1/4 to its intersection with the projection of the center line of a County gravel road; thence southeasterly along the center line of said gravel road a distance of 250 feet, more or less; thence turn an angle of 17° 49' to the right and run a distance of 225.60 feet; thence turn an angle of 20° 18' to the left and run a distance of 205.72 feet; thence turn an angle of 20° 50' to the right and run a distance of 116.48 feet; thence turn an angle of 26° 55' to the right and run a distance of 382.00 feet to the point of beginning, situated in the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 of Section 20 and the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 21, Township 21, South, Range 1 West, Shelby County, Alabama.

 Loster L. Hicks

 Gordon E. Spough

 Nancy H. Hicks

 Lynda B. Spough

12/4/69

K. Stella Brown, Notary
 My Commission Expires 7-6-70

BOOK 230 PAGE 503

STATE OF ALA. SHELBY CO.
 COUNTY OF SHELBY
 DECEMBER 9 1969 PM 3:23
 J.C. FILE NUMBER 68
 PAGE AS SHOWN ABOVE
 JUDGE OF PROBATE