

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-1-6 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 SEVEN HUNDRED AND NO/100 (\$700.00) DOLLARS

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

Nelson Archer and wife, Edna R. Archer
(herein referred to as grantors) do grant, bargain, sell and convey unto

Leon M. Archer and wife, Marjorie P. Archer
(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 lot in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows:
Begin at the SE corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 17, Township 20 South, Range 1 East; thence run West along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 227.50 feet to the East R.O.W. line of Shelby County Hwy No. 55; thence turn an angle of 48 deg. 36 min. to the right and run along said R.O. W. line a distance of 123.18 feet to the P.C. of a R.O.W. curve; thence run along said curve (whose Delta Angle is 4 deg. 44 min. to the right, Tangent Distance is 106.27 feet; Radius is 2571.26 feet, Length of Arc is 213.17 feet); thence turn an angle of 91 deg. 56 min. to the right, from tangent of said curve and run a distance of 550.76 feet to the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence turn an angle of 125 deg. 44 min. to the right and run a distance of 571.24 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama, and containing 3.67 acres.

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 14th day of February, 1970.

WITNESS:

Linda Davis (Seal)
James M. Nelson (Seal)

Nelson Archer (Seal)
Edna R. Archer (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned Nelson Archer and wife, Edna Archer, a Notary Public in and for said County, in said State, hereby certify that 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 14th day of February, A. D., 1970.

Ruby Lee Ragsdale
Notary Public.

STATE OF ALA. SHELBY CO
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 FEB 16 AM 10:31
U.C. FILE NUMBER OF
REC. BK. & PAGE AS SHOWN ABOVE
Conceded
JUDGE OF PROBATE

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