

This instrument was prepared by

3159

(Name) Karl C. Harrison

(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 Thirteen Thousand, Four Hundred and no/100----- DOLLARS

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

James D. Arrington and wife, Barbara Joan Arrington

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

Will B. Dunraway and Estell L. Dunraway

(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:

Part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, described as follows: Commencing at the SW corner of said 40 acres and run east along south boundary line of said forty acres a distance of 40.5 feet to the east right-of-way line of Montevallo-Siluria Highway; thence along said highway north 2 deg. 20 min. West 110 feet to the point of beginning; thence continue north 2 deg. 30 min. west 190 feet; thence run north 37 deg. 30 min. east parallel with south boundary of said 40 acres 109.5 feet; thence south 2 deg. 30 min. east 190 feet; thence run south 37 deg. 30 min. west 109.5 feet to the point of beginning.

Being the same property as that recently surveyed by Floyd Atkinson and which is described by said survey as follows: A portion of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West and described as follows: Begin at the intersection of the south side of the NE $\frac{1}{4}$ of said Section with the east border of Highway 119; thence go northward along this border 110.0 feet to point of beginning; thence continue along this line 190.0 feet; thence at an angle of 92 deg. 00 min. to the right 109.5 feet; thence at an angle of 88 deg. 00 min. to the right 190.0 feet; thence at an angle of 92 deg. 00 min. to the right 109.5 feet to the point of beginning.

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 27th day of April, 1970

WITNESS:

(Seal)

(Seal)

(Seal)

James D. Arrington (Seal)

Barbara Joan Arrington (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Ruby L. Floyd, a Notary Public in and for said County, in said State, do hereby certify that James D. Arrington and wife, Barbara Joan Arrington, 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 27th day of April, A. D., 1970

Ruby L. Floyd - Notary, S.C.
Notary Public.