

This instrument was prepared by.

(Name) KARL C. HARRISON

(Address) COLUMBIANA, ALABAMA

Form 1-15 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 Two Thousand and no/100 ----- DOLLARS  
and other good and valuable consideration and assumption of unpaid balance  
due on mortgage to City Federal Savings & Loan dated 11/8/63 recorded Mtg. Book 285 page 272  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

A. C. Hand and wife, Shirley Hand

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

Charles Eugene Eoshell and Gail Eoshell

(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 NE corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 14, Township 21 South,  
Range 2 West, thence run South along the East line of said  $\frac{1}{4}$  Section a distance of  
528.53 ft., thence turn an angle of 89 deg. 49 min. to the right and run a distance of  
293.40 ft., thence turn an angle of 10 deg. 33 min. to the right and run a distance of  
150.00 ft., thence turn an angle of 8 deg. 54 min. to the right and run a distance of  
134.00 ft., thence turn an angle of 8 deg. 24 min. to the right and run a distance of  
418.30 ft., to a point on the North R.O.W. line of Ala. Hwy. No. 70, thence turn an angle  
of 59 deg. 36 min. to the right and run a distance of 150.00 ft. to the point of beginning.,  
thence continue in the same direction a distance of 150.00 ft., thence turn an angle of 120  
deg. 24 min. to the right and run a distance of 295.70 ft., thence turn an angle of 59 deg.  
36 min. to the right and run a distance of 150.00 ft., thence turn an angle of 120 deg. 24  
min. to the right and run a distance of 295.70 ft., to the point of beginning. Also a  
20 ft. easement described as follows: Commence at the NE corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$   
of Section 14, thence run South along the East line of said  $\frac{1}{4}$  Section a distance of  
528.53 ft., thence turn an angle of 89 deg. 49 min. to the right and run a distance of  
293.40 ft., thence turn an angle of 10 deg. 33 min. to the right and run a distance of  
150.00 ft., thence turn an angle of 8 deg. 54 min. to the right and run a distance of  
134.00 ft., thence turn an angle of 8 deg. 24 min. to the right and run a distance of  
418.30 ft. to a point on the North R.O.W. line of Alabama Highway No. 70, and the point  
of beginning, thence turn an angle of 59 deg. 36 min. to the right and run a distance  
of 150.00 ft., thence turn an angle of 120 deg. 24 min. to the right and run a distance  
of 20.00 ft., thence turn an angle of 59 deg. 36 min. to the right and run a distance  
of 150.00 ft. to the North R.O.W. line of Highway No. 70, thence turn an angle of 120  
deg. 24 min. to the right and run a distance of 20 ft. to the point of beginning. Situated  
in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama.

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 28<sup>th</sup>  
day of April, 1970

WITNESS

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Martha S. Joiner, a Notary Public in and for said County, in said State,  
hereby certify that A. C. Hand and wife, Shirley Hand  
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 28<sup>th</sup> day of April, A. D., 19 70

Notary Public.