

This instrument was prepared by

3520

(Name).....HEAD AND HEAD.....

(Address).....Attorneys at Law, Columbiana, Alabama.....

Form 1-1-5 Rev. 1-68

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 oflove and affection and One.....DOLLARS

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

J. J. Hinds, Jr., and wife, Fannie Thompson Hinds,

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

J. J. Hinds, Jr., and wife, Fannie Thompson Hinds,

(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

inCounty, Alabama to-wit:

The SE¼ of SE¼ of Section 15, Township 19 South, Range 2 East, less and except the following:

Begin at the SE corner of said quarter-quarter section and run North along the East line of said quarter-quarter section a distance of 700 feet; thence run West 255 feet; thence run in a Southerly direction 732 feet to point of beginning.

Also less and except the following: Commence at the SE corner of said quarter-quarter section and run North along the East line of said quarter-quarter section a distance of 700 feet to the point of beginning; thence turn left 90 deg. and run along North side of Peerson lot a distance of 255 feet to a point; thence turn right 65 deg. 30 min. and run 221.4 feet to a point; thence turn right 114 deg. 30 min. and run 346.5 feet to a point on the East line of said quarter-quarter section which point is 200 feet North of the point of beginning; thence run South along the East line of said quarter-quarter section a distance of 200 feet to the point of beginning.

Also, all that part of the SW¼ of SE¼ of Section 15, Township 19 South, Range 2 East, that lies East of Alabama Highway No. 25 (being also U. S. Highway 231) and East of the West right of way of the 100 foot easement of Alabama Power Company.

Being 50 acres, more or less, and subject to easements to Alabama Power Company and subject to public road or highway right of way, and being known as the F. L. Morrell homeplace property, less those portions thereof heretofore conveyed.

Subject to the right of H. W. Darby to have and retain possession of that part of said property which is corn and cotton land until August 1, 1970, and that part of said property which is soy bean land until November 1, 1970, for the purpose of removing the current crops on said land and collecting any rental on said land for the current crop year.

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.....15.....day of.....June....., 1970.....

STATE OF ALABAMA
SHELBY COUNTY
NOTARY PUBLIC
J. J. Hinds, Jr.
Fannie Thompson Hinds
1970 JUN 18 PM 7:47
U.C.C. FILE NUMBER OR
REG. BK & PAGE AS SHOWN ABOVE
JUL 15 1970
JUL 15 1970

X J. J. Hinds, Jr. (Seal)
X Fannie Thompson Hinds (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 J. J. Hinds and wife, Fannie Thompson Hinds, whose nameare..... signed to the foregoing conveyance, and whoare known to me, acknowledged before me on this day, that, being informed of the contents of the conveyancethey..... executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this.....15.....day of.....June....., 1970.....

X Frances E. Spates
Notary Public.

My Commission expires 6/1/72

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