

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 Five Thousand One Hundred Sixty & 00/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**Pauline D. Richardson and Husband, Samuel E. Richardson**  
(herein referred to as grantors) do grant, bargain, sell and convey unto

**Terry S. Yeager and Wife, Jeannie C. Yeager**  
(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 Jefferson County, Alabama to-wit:

A part of the E $\frac{1}{2}$  of SW $\frac{1}{4}$  of Section 28, Township 20 South, Range 4 West, more particularly described as follows: Begin at the NE corner of SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 28 and run North along the East line of said E $\frac{1}{2}$  of SW $\frac{1}{4}$  of Section 28 a distance of 578.78 feet to an old iron pin; thence turn an angle to the left of 131 deg. 36' a distance of 360.0 feet to the point of beginning of tract hereby described; thence continue last described course a distance of 368.2 feet; thence turn left an angle of 77 deg. 45' in a Southeasterly direction a distance of 750.0 feet to a point in center of Shades Mountain Road; thence turn left an angle of 100 deg. 02' along said Road a distance of 62.97 feet; thence turn an angle left of 2 deg. 21' and continue along said Road a distance of 60.67 feet; thence turn left an angle of 60 deg. 58' and run in a Northerly direction a distance of 835.0 feet, more or less, to the point of beginning. Containing 4.5 acres, more or less.

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC  
INSTRUMENT WAS FILED  
157 AUG 27 PM 9:34  
U.C.C. FILE NO. PER GR  
REC. EX. & PAGE AS SHOWN ABOVE  
C. Carson Wall

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 ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~our~~ (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 30th day of July, 19 70.

WITNESS:

*Pauline D. Richardson* (Seal)  
*Samuel E. Richardson* (Seal)

620  
PAGE  
BOOK 203

STATE OF ALABAMA }  
Shelby COUNTY }

General Acknowledgment

I, E. Carson Wall, a Notary Public in and for said County, in said State, hereby certify that Pauline D. Richardson and Husband, Samuel E. Richardson 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 31st day of July, A. D., 19 70.

*E Carson Wall*  
Notary Public.