

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-1-5 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 Fifteen Thousand and no/100 (\$15,000.00) DOLLARS

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

Ralph E. Barnes and wife, Mary E. Barnes

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

Charles O. Merrell and wife, Barbara J. Merrell

(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 PARCEL OF LAND SITUATED IN THE NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 21, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SAID NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SAID SECTION 10 AND RUN THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERN BOUNDARY OF SAID $\frac{1}{4}$ $\frac{1}{4}$ SECTION A DISTANCE OF 500 FEET, TO A POINT; THENCE TURN TO THE RIGHT AND RUN IN AN EASTERLY DIRECTION PARALLEL WITH THE SOUTHERN BOUNDARY OF SAID $\frac{1}{4}$ $\frac{1}{4}$ SECTION 1020.00 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT OF WAY LINE OF PAVED COUNTY HIGHWAY AND THE POINT OF BEGINNING OF PARCEL HEREIN CONVEYED; THENCE TURN TO THE RIGHT AND RUN IN A SOUTHWESTERLY DIRECTION ALONG THE RIGHT OF WAY OF SAID ROAD A DISTANCE OF 210 FEET TO A POINT; THENCE TURN TO THE RIGHT AND RUN IN A WESTERLY DIRECTION PARALLEL WITH THE SOUTHERN BOUNDARY OF SAID $\frac{1}{4}$ $\frac{1}{4}$ SECTION A DISTANCE OF 210 FEET TO A POINT; THENCE TURN TO THE RIGHT AND RUN IN A NORTHEASTERLY DIRECTION PARALLEL WITH THE WESTERN RIGHT OF WAY LINE OF SAID ROAD A DISTANCE OF 210 FEET, MORE OR LESS, TO A POINT ON THE NORTHERN BOUNDARY OF THE SOUTH 500 FEET OF SAID $\frac{1}{4}$ $\frac{1}{4}$ SECTION; THENCE TURN TO THE RIGHT AND RUN IN AN EASTERLY DIRECTION A DISTANCE OF 210 FEET, MORE OR LESS, 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 30 day of October, 1970.

WITNESS:

(Seal)

(Seal)

(Seal)

Ralph E. Barnes (Seal)

Mary E. Barnes (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 Ralph E. Barnes and wife, Mary E. Barnes 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 30 day of October, A. D., 1970.

Lannie Snodgrass
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THAT THIS INSTRUMENT WAS FILED
1970 OCT 30 PM 12:30
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE
CORRECTION

BOOK 264 PAGE 613