

This instrument was prepared by

(Name).....JONES, PROPST & TOPAZI.....

(Address).....1532-The 2121 Building, Birmingham, 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 ofNine Thousand and no/100 (\$9,000.00).....DOLLARS

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

Joe Frank Wideman and wife, Myrtis Wideman

W. Earl Richards and wife, Frances Richards

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

Charles L. Farmer and wife, Sylvia L. Farmer

(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

inShelby.....County, Alabama to-wit:

Part of SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 24, Township 20 South, Range 3 West, more particularly described as follows: Beginning at a point on the West right of way line of the Birmingham-Montgomery paved Highway (before same was widened in 1954); which point is the Southeast corner of the lot formerly known as the T. S. Baker lot and from said point run South 19 deg. East 97 feet to the SE corner of the Fannie and Charlie Hill lot for point of beginning of the lot herein described; from said point of beginning run South 72 deg. 30' West a distance of 165 feet more or less to the old Birmingham-Montgomery Highway; run thence South 9 deg. East along the East line of old Highway right of way 128 feet; thence North 72 deg. 30' East 203 feet more or less to West right of way line of the paved Birmingham-Montgomery Highway (before same was widened in 1954); run thence North 19 deg. 30' West 131 feet to point of beginning, bounded on East of Montgomery-Birmingham Highway right of way and on North by Fannie and Charlie Hill lot and on West by old Birmingham-Montgomery Highway and on South by lands of Mrs. Jimmie Glenn.

MINERALS AND MINING RIGHTS EXCEPTED.

EXCEPTING Highway right of way for widening of Highway #31.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 13 day of October, 1970.

WITNESS: Ralph W. Sullivan (Seal) Donald A. Beant (Seal)

Joe Frank Wideman (Seal) Myrtis Wideman (Seal) W. Earl Richards (Seal) Frances Richards (Seal)

STATE OF ALABAMA

General Acknowledgment

the undersigned

hereby certify that Joe Frank Wideman, Myrtis Wideman, W. Earl Richards & Frances Richards

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 13th day of October, A. D., 1970.

Myrtle B. Campbell Notary Public.