

This instrument was prepared by

(Name) **WALLACE & ELLIS, Attorneys**

(Address) **Columbiana, Alabama 35051**

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 **ONE HUNDRED DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

~~XXXXXX~~

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

C. M. Wade and wife, Stella Wade

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

G. T. Kirkpatrick and wife, Elsie Kirkpatrick

(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:

The NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 27, Township 20, Range 3 West.

Grantors reserve in favor of themselves, their heirs, executors and assigns forever or until additional access by public road is provided, an easement for egress and ingress over and along the above described property at a point where the present drag strip is located and an extension thereof as is presently used for such purposes.

Also, a perpetual easement in favor of grantees, their heirs, successors and assigns forever over and along a strip of land 10 feet wide, more particularly described as follows: Commence at the SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, Township 20, Range 3 West and run thence in a Westerly direction along the southern boundary of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 22 a distance of 481 feet, more or less, to the corner of present property of grantees; thence turn to the right and run in a Northerly direction along the Eastern boundary line of grantees property to a point which is 10 feet North of the South line of said $\frac{1}{4}$ Section; thence turn to the right and run in an Easterly direction parallel with the southern boundary of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 481 feet, more or less, to a point on the eastern boundary of said $\frac{1}{4}$ Section; thence continue in the same direction a distance of 10 feet to a point; thence turn to the right and run South 10 feet to a point on the southern boundary of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 22; thence run West a distance of 10 feet to 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 **3rd** day of **December**, 19 **70**

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

C. M. Wade (Seal)

Stella A. Wade (Seal)

.....(Seal)

STATE OF ALA. SHELBY CO. INSTRUMENT WAS FILED 1971 JAN 12 AM 11:16 REC. 3K & PAGE AS SHOWN ABOVE JUDGE OF PROBATE

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STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, **the undersigned**, a Notary Public in and for said County, in said State, hereby certify that **C. M. Wade and wife, Stella Wade** whose name **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 **3rd** day of **December**, A. D., 19 **70**

Nancy K. Brascher Notary Public