

This instrument was prepared by

(Name) Lucille Fillingame, c/o Stapleton Realty Company, Inc.

(Address) 1206 South 20th Street, Birmingham, Alabama 35205

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 Eighteen Thousand and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, T. Howard Dedman and wife, Jewel L. Dedman and J. Douglas Dedman and wife, Dorothy T. Dedman

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

Robert D. Cardwell and Henry G. Cardwell

(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:

Part of Lot D in the survey of Walker Lands, map of which is recorded in Deed Book 104, page 94, in the Probate Office of Shelby County, Alabama, and being more particularly described as follows:

From the SW corner of the NW $\frac{1}{4}$  of Section 13, Township 20 South, Range 3 West, run thence East along the South line of said  $\frac{1}{4}$  section a distance of 126.08 feet to the point of beginning of the property hereby conveyed; from the point of beginning thus obtained, turn thence left with an angle of 81° 53' 40" and run northerly a distance of 275.0 feet; thence turn right an angle of 82° 24' and run a distance of 225.0 feet to the West line of the present U. S. Highway #31; thence right and along the West line of said Highway a distance of 275 feet to the South line of said NW $\frac{1}{4}$ ; thence Westerly 225.0 feet to the point of beginning. Situated in Shelby County, Alabama.



19710305000008410 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
03/05/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA  
CLERK OF THE COURT  
INSTITUTION WAS FILED  
1971 MAR -5 PM 2:01  
U.C.C. FILE NUMBER OR  
REC. ENCL. FILE AS SHOWN ABOVE  
Clerk of Court

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 ~~we~~ (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 ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~defend~~ (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 4th day of March, 1971.

T. Howard Dedman (Seal)

J. Douglas Dedman (Seal)

Jewel L. Dedman (Seal)

Dorothy T. Dedman (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

Dan L. Hardwick, Jr.

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that T. Howard Dedman and his wife, Jewel L. Dedman and J. Douglas Dedman and his wife, Dorothy T. Dedman, 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 4th day of March, A. D., 1971.

Dan L. Hardwick, Jr.  
Notary Public.