

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

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Shelby Cnty Judge of Probate, AL
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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 TEN THOUSAND , FIVE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William B. Surface and wife, June C. Surface

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

Lewis Raymond Knowles and wife, Linda L. Knowles

(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 part or parcel of land situated in the NW¹/₄ of the NW¹/₄ of Section 23 and in the SW¹/₄ of the SW¹/₄ of Section 14, all in Township 22 South, Range 3 West, and described as follows: Begin at the intersection of NW border of Highway 12 and the South side of said Section 14; thence South 39 deg. 50' West along Highway border 670.00 feet; thence North 38 deg. 46' West 663.36 feet to SW corner of Section 14; thence North 4 deg. 02' West 1092.4 feet; thence South 73 deg. 13' East 706.0 feet; thence South 4 deg. 38' East 890.12 feet; thence South 89 deg. 53' East 172.22 feet to point of beginning, containing 20.116 acres.

As a part of the consideration for the execution of the conveyance here, grantees and grantors agree that grantee shall pay \$700.00 toward the cost of the construction of an unpaved access road leading from Spring Creek Road in a Northwesterly direction along the common boundary between grantor and grantees property 500 feet. Said right of way to be one-half on grantors property and one-half on grantees property and shall be a total width of 60 feet. Both grantors, their heirs, successors, and assigns for ever, and grantees, their heirs, successors, and assigns forever, shall have the joint right to the use of said road for egress and ingress. Said access road shall be constructed to meet Shelby County specifications.

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 April day of 19 71

WITNESS:

(Seal)

(Seal)

(Seal)

William B. Surface (Seal)

June C. Surface (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 William B. Surface and wife, June C. Surface 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 30th day of April A. D., 19 71

Dear C. Buck

Notary Public.

My Commission Expires Sept. 24, 1973