

This instrument was prepared by

(Name) Manly Yeilding

(Address) 927 Brown-Marx Building, Birmingham, Alabama 35203

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no/100 - - - - - DOLLARS and other good and valuable considerations and the assumption of the mortgages hereinafter described

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert E. Owens and wife, Dorothy P. Owens, Johnny E. Owens and wife, Mamie C. Owens, and Carroll Gardner, Jr. and wife, Patricia R. Gardner

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

William J. Acton and wife, Jeannie M. Acton

(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:

Property described on attached Exhibit "A", which is incorporated herein.

Subject to easements and restrictions of record.

Mineral and mining rights excepted.

Subject to taxes for 1971 and subsequent years.

Grantees assume and agree to pay the balance on that certain mortgage from Ernest W. Pierson and Olga Pierson to J. W. Davidson recorded in Mortgage Book 285, Page 258, Probate Office of Shelby County, Alabama.

Grantees also assume and agree to pay the balance of that certain mortgage of Grantors to Ernest W. Pierson and Olga D. Pierson recorded in Mortgage Book 314, Page 715 in aforesaid probate office.

As part of the consideration Grantees have simultaneously herewith executed a purchase money note and mortgage in the amount of \$10,512.12.

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Shelby Cnty Judge of Probate, AL
05/04/1971 12:00:00 AM FILED/CERT

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 29th day of April, 1971

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Manly Yeilding, a Notary Public in and for said County, in said State, hereby certify that Robert E. Owens and wife, Dorothy P. Owens, Johnny E. Owens and wife, Mamie C. Owens, and Carroll Gardner, Jr. and wife, Patricia R. Gardner 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 29th day of April, A. D., 1971

Manly Yeilding
Notary Public.

EXHIBIT "A"

REC'd Geo. H. P. O.
 Geo. H. P. O. C672

Begin at Northeast corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 10 Township 20 South, Range 3 West and run South along the East boundary of the said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 654 feet, more or less, to a point on the West right of way line of the Helena-Acton paved road; thence run Southwesterly along the West right of way line of the said Helena Acton Road for 730 feet, more or less, to the point of intersection of the West R. O. W. line of said Helena Acton Road and the South boundary line of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 10; thence run West along the South boundary of the said SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 10, for 992.74 feet to a point on the top of a Ridge, said point being 86.51 feet East of the SW corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 10; thence turn an angle of 82 deg. 22' to the right and run along the top of said ridge 183.2 feet; thence turn an angle of 17 deg. 10' to the right and run along the top of said ridge 270.0 feet; thence turn an angle of 5 deg. 08' to the right and continue along the top of said ridge 332.4 feet; thence turn an angle of 7 deg. 38' to the left and continue along the top of said ridge 245.0 feet; thence turn an angle of 5 deg. 13' to the right and continue along the top of ridge 303.5 feet; thence turn an angle of 15 deg. 17' to the right and run 25.0 feet, more or less, to a point on the North boundary line of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 10; thence run East along the North boundary line of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 10, for 998.5 feet, more or less to the point of beginning. This being a part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 10 Township 20 South, Range 3 West and containing 33.26 acres more or less, except transmission line permits.

Also from the Northwest corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15 Township 20 South, Range 3 West, run East along the North boundary of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 15 for 86.51 feet to the point of beginning; thence continue east along the North boundary of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 15 for 456.16 feet, more or less, to a point in the center of the old Helena-Acton Road; thence turn an angle of 99 deg. 58' to the right and run Southwesterly along the center line of the said Old Helena-Acton Road for 201.0 feet; thence turn an angle of 10 deg. 47' to the left and continue along the center line of said road 153.6 feet; thence turn an angle of 18 deg. 53' to the right and continue along the center line of said road 103.5 feet; thence turn an angle of 16 deg. 47' to the right and continue along the center line of said road 304.06 feet; thence turn an angle of 22 deg. 45' to the left and continue along the center line of the said road 271.3 feet, more or less, to the point of intersection of the center line of the old Helena-Acton road and the center line of the J. D. Ruffin private road; thence turn an angle of 96 deg. 28' to the right and run along the center line of the J. D. Ruffin private road for 238.0 feet, more or less, to the point of intersection of the center line of the J. D. Ruffin private road and the West boundary line of the said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 15; thence run North along the West boundary line of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 15, for 590 feet, more or less, to a point on the top of a ridge, said point being marked by a T. C. I. & R. R. Co. corner; thence turn an angle of 15 deg. 45' to the right and run along the top of said ridge 320 feet, more or less, to the point of beginning. EXCEPTING however, from the above described land the lot conveyed to Allen Jones, by a quit claim deed from Paramount Coal Company recorded in Volume 124 page 298 in the Probate Office of Shelby County, Alabama, described as follows: Commencing at a point on the Helena Road where the private road of J. D. Ruffin intersects said Helena Road; thence West along said private road 237 feet, more or less to the West boundary line of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15 Township 20 South, Range 3 West, thence North along said 40 acre line 183.0 feet thence East 248 feet to said Helena Road; thence South along said Helena Road 190 feet to point of commencement, and containing 1 acre, more or less. This being a part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15 Township 20 South, Range 3 West, and containing 6.3 acres more or less.

Also from the NE corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15 Township 20 South Range 3 West, run West along North boundary line of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ for 245.0 feet more or less, to the point of intersection of said North boundary line of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15, and the West right of way line of the Helena-Acton paved road for point of beginning of land herein described; thence run Southwesterly along the West R. O. W. line of the said Helena-Acton road for 590 feet, more or less, to the point of intersection of the said West R. O. W. line of the Helena-Acton road and the East boundary line of the Matt Crawford lot; thence run north 5 deg. East along the East boundary of said lot 150.0 feet, more or less to the NE corner of the said lot, said point being marked by an iron rail; thence run North 71 deg. West along North boundary of said lot 191.4 feet, more or less to a point on the East right of way line of the Alabama Power Company Transmission line; thence run Northwesterly along the said Alabama Power Company East right of way line for 130.0 feet more or less to the center line of the old Helena-Acton Road; thence run Northeasterly along the center line of the old Helena-Acton road 148.0 feet, more or less, to the point of intersection of the center line of the old Helena-Acton road and the North boundary line of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 15; thence run East along the North boundary line of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 15, for 535.0 feet more or less to point of beginning, being part of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 15 Township 20 S., R 3 West and containing 3.54 acres more or less.



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 Shelby Cnty Judge of Probate, AL
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SHIRLEY CO.
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