

This instrument was prepared by

(Name) Charles L. Denaburg

(Address) 1201 Brown Marx 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 of Ten and No/100 (\$10.00) DOLLARS and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ruby Erwin and husband, George Erwin, (herein referred to as grantors) do grant, bargain, sell and convey unto George Erwin and wife, Ruby Erwin,

(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:

Begin at the SE corner of the SW 1/4 of the SW 1/4, Section 15, Township 20 South, Range 3 West, thence turn an angle South 88° West 545.5 ft. to a point on the West right of way of Main Street for beginning point; thence 58° left 66.9 ft.; thence 90° right 274.8 ft.; thence 57° 30 min. right 97.7 ft.; thence 88° 30 min. right 275.3 ft.; thence 81° 30 min. right 58.0 ft.; thence 1° no min. left 74.4 ft.; thence 20° 30 min. right 26 ft.; thence 22° 10 min. right 48 ft. to the point of beginning, containing 1.2 acres, more or less.

A part of the SW 1/4 of SE 1/4 of Section 17, Township 19 South, Range 1 West, described as follows: Begin at a point 495 ft. North of the SE corner of said SW 1/4 of SE 1/4 and run South along the East line of said forty acres 286 ft.; thence West 418 ft.; thence South 180 ft.; thence West parallel with the South line of Section 17 to the Eastern boundary of the Florida Short Route Hwy. right of way; thence Northerly along such right of way to a point due west of the point of beginning; thence East to the point of beginning. Excepting highway right of way.

Begin at a point 330 ft. South of NW corner of SW 1/4 of SE 1/4, Section 17, Township 19, Range 1 West, run East parallel with the North line of such 40, 1320 ft. to the East line of such 40; thence South along such line 495 ft.; thence West parallel with the North line of such 40 to the Florida Short Route Highway right of way; thence Northerly along such right of way to a point West of such point of beginning; thence East to point of beginning, containing 16 acres more or less.

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 11th day of June 71, 19

WITNESS:

(Seal)
(Seal)
(Seal)

Ruby Erwin
Ruby Erwin
George Erwin
George Erwin

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, hereby certify that Ruby Erwin and husband, George Erwin, a Notary Public in and for said County, in said State, whose name is 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 11th day of June A. D., 1971

Notary Public.

