

This instrument was prepared by

(Name) Findley Realty Company

(Address) P.O. Box 175, Calera, AL 35040

Form 1-1A Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-AMERICAN TITLE INSURANCE COMPANY, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five hundred and no/100-- (\$500.00) --- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, C.P. Minor and wife, Betty F. Minor

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

Sidney M. Bird Jr. and wife, Patricia Ann Bird

(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:

Tract No. 1

Commencing at the NW corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Sec 11, T24N, R13E, Shelby County, Alabama; thence South a distance of 35 feet to the centerline of Shelby Co. Road No. 6; thence easterly along centerline of said road a distance of 903 feet to a point; thence North 82 degrees 10 minutes East along centerline of old Road a distance of 211.6 feet to a point along the North R.O.W. of Shelby Co. Road No. 6 and being the point of beginning; thence continue North 82 degrees 10 minutes East 89.0 feet to a point; thence South 81 degrees 20 minutes East 103.0 feet to a point; thence South 8 degrees 56 minutes East a distance of 15 feet to a point; thence North 86 degrees 20 minutes West along North R.O.W. of Shelby Co. Road No. 6 a distance of 191.2 feet to the point of beginning.

Tract No. 2

Commencing at the NW corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Sec 11, T24N, R13E, Shelby Co, Ala., thence South 35 feet to the centerline of Shelby Co. Rd. No. 6; thence easterly along centerline of said Road 903 feet to a point; thence North 82 degrees 10 minutes East along centerline of old Road a distance of 300.6 feet to a point; thence South 81 degrees 20 minutes East a distance of 179.7 feet to a point; thence South 1 degree 30 minutes East 157.3 feet to a point along the East R.O.W. of Shelby Co. Road No. 67 and being the point of beginning; thence continue South 1 degree 30 Minutes East 548.0 feet to a point; thence North 79 deg. 27 minutes West a distance of 242.3 feet to a point along the SE R.O.W. of Shelby Co. No. 67; thence North 43 deg. 03 mins. East 120.8 feet to a point; thence North 28 deg. 50 mins. East 183.7 feet to a point; thence North 12 deg. 40 mins. East 250.5 feet to the point of beginning.

This land in the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Sec 11, T24N, R13E, Shelby County, Alabama.

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 21st day of June, 1971.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

General Acknowledgment

Warren G. Findley

hereby certify that C.P. Minor and wife, Betty F. Minor, a Notary Public in and for said County, in said State, whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day of June, 1971, 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 21st day of June, A. D., 1971.

My commission expires 11-25-71

Warren G. Findley Notary Public.



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Shelby Cnty Judge of Probate, AL  
06/23/1971 12:00:00 AM FILED/CERT