

This instrument was prepared by

2862

(Name) Karl G. Harrison

(Address) Columbia, Alabama

Form 114 Rev. 1-68

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 One Hundred and no/100----- DOLLARS and other good and valuable consideration

in the underwritten recitals or grants in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Nash Hardy and wife, Annie Mae Hardy

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

Ernest Riggins and Juanita Y. Riggins

(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:

Commence at the northeast corner of the NE 1/4 of the NE 1/4 of Section 1, Township 19 South, Range 2 East, thence run south 16 deg. 30 min. west for a distance of 63.37 feet to a point on the centerline of the Plantation Pipe Line Company right of way; thence run south 39 deg. 13 min. west along said center line for a distance of 42.9 feet to a point on the west side of a County paved road; thence run south 29 deg. 43 min. west along said road for a distance of 210.0 feet; thence run south 37 deg. 26 min. west for a distance of 203.0 feet; thence run south 52 deg. 00 min. west for a distance of 123.1 feet to the point of beginning; thence continue along said road south 43 deg. 17 min. west for a distance of 210.0 feet; thence run north 38 deg. 00 min. west for a distance of 210.0 feet; thence run north 43 deg. 17 min. east for a distance of 210.0 feet; thence run south 38 deg. 00 min. east for a distance of 210.0 feet to the point of beginning.



19710707000027560 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
07/07/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHERIFF CO.  
IDENTIFY THIS INSTRUMENT WAS FILED  
1971 JUL - 7 AM 11:16  
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE

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 6th

day of July, 1971

WITNESS:

BOOK 208 PAGE 740

(Seal)

Nash Hardy (Seal)

(Seal)

Annie Mae Hardy (Seal)

(Seal)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Nash Hardy and wife, Annie Mae Hardy 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 6th day of July, A. D., 1971

Martha B. Joiner  
Notary Public.