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This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

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 THREE THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Emery E. Joiner and wife, Sharon E. Joiner

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

Virgil Cardwell and wife, Nancy Cardwell

(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 of the NW¹/₄ of NW¹/₄ of Section 16, Township 21 South, Range 1 West, described as follows: Commence at the NW corner of said ¹/₄ ¹/₄ Section and run East along North line of said forty acres 120 feet more or less to the West right of way line of old Columbiana-Elyton paved road; thence run in a Southerly direction along West right of way line of said road 348 feet to point of beginning of land herein described; thence continue Southerly along West right of way line of said road 210 feet; thence run South and parallel with West line of said ¹/₄ ¹/₄ Section 420 feet; thence run Northwesterly and parallel with said road right of way 210 feet; thence run North 420 feet to point of beginning, EXCEPTING lot sold to John B. Finley and Lallage L. Finley as described in Deed Book 236, page 500.

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Shelby Cnty Judge of Probate, AL
08/05/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 AUG -5 PM 3:41
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
CONFIRMED
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 5th day of August, 1971.

WITNESS:

(Seal)
(Seal)
(Seal)

Emery E. Joiner (Seal)
Sharon E. Joiner (Seal)
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for Shelby County, in said State, hereby certify that Emery E. Joiner and wife, Sharon E. Joiner 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 5th day of August, A. D., 1971.

Nancy L. Brasher
Notary Public.

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BOOK