

(Name) WALLACE AND ELLIS

(Address) Columbiana, 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 ----- DOLLARS  
and execution of purchase money mortgage,

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

FRANK A. COLLINS, JR. and wife, ELOISE COLLINS,

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

DONALD T. BAYARD, JR. and wife, BONNIE JEAN BAYARD,

(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 SW corner of SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 32, Township 21, Range 1 West,  
and run north along the west line of said forty acres 855 feet to the NW corner of  
Edna Irene Lucas lot; thence east along the north line of said Lucas lot and parallel  
with the south line of said forty acres run 420 feet to the point of beginning;  
thence continue in the same direction 420 feet; thence south and parallel with the  
west line of said forty acres 525 feet to the north line of Roland Horton lot; thence  
west along the north line of Roland Horton lot and the north line of Jessie Horton lot  
and parallel with the south line of said forty acres run west 420 feet to the east  
line of the Lucas lot; thence along said Lucas lot and parallel with the west line of  
said forty acres run north 525 feet to the point of beginning.

There is reserved from roadway purposes a strip of land 20 feet wide being 10 feet on  
either side of the hereinafter described center line; said center line begins at the  
NE corner of Jessie Horton lot and runs in a northwesterly direction across the above  
described lot, so that said center line crosses the west line of the above described  
lot 200 feet north of the Southwest corner thereof.

Being the same property conveyed by W. E Horton and wife, Lillie E. Horton to  
Frank A. Collins, Jr. and Eloise Collins by deed dated February 11, 1957, and filed  
February 11, 1957 at 4:00 o'clock P.M. and recorded in Deed Book 184, page 538, in  
Probate Office of 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 13

day of September, 1971

WITNESSES  
STATE OF ALABAMA  
SHELBY COUNTY  
JUDGE OF PROBATE  
C. J. COLLINS, JR.  
E. COLLINS  
1971 SEP 15 AM 9:45  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE

Frank A. Collins Jr. (Seal)  
Eloise Collins (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Frank A. Collins, Jr. and wife, Eloise Collins,  
whose name s 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 13 day of September, A. D., 1971.

Nancy K. Brasher  
Notary Public.



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Shelby Cnty Judge of Probate, AL  
09/15/1971 12:00:00 AM FILED/CERT