

This instrument was prepared by

5086

(Name) Karl C. Harrison

(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 Twenty Thousand and no/100-----DOLLARS

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

Drue Moss Jackson, a widow

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

Dwain L. Pitts and Jackie H. Pitts

(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:

All that part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 3, Township 21 South, Range 1 East, lying north of Southern Railroad, EXCEPT 2 acres as described in Deed Book 69 page 11 in Probate Office, being 2 acres in said exception; also except Columbiana Wilsonville Highway R/O/W.

Also a part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 3, Township 21 South, Range 1 East described as follows: Begin at the northeast corner of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and run south 39 deg. 30 min. west along section line 384 feet to a road; thence south 42 deg. 52 min. east 406.3 feet to Alabama Highway No. 25; thence along highway south 79 deg. 45 min. west to center of a culvert; thence along Stinson-McGowan Creek center line with its meanders to a point on the east line of aforesaid forty acres; thence along said forty line north 0 deg. 30 min. west 292 feet to a spring; thence along same forty line north 0 deg. 30 min. west 279 feet to point of beginning; except Columbiana Wilsonville Highway right-of-way.

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Shelby Cnty Judge of Probate, AL
09/24/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1971 SEP 24 PM 12:04
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Confidential
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, I have hereunto set my hand(s) and seal(s), this 16th day of September, 1971

WITNESS:

(Seal) _____ (Seal)
by Drue Moss Jackson
Jerald A. Jackson (Seal)
Attorney in fact as shown by
Power of Attorney recorded in (Seal)
Deed Book 270 page 142

Tennessee
STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, June F. Fitzgerald, a Notary Public in and for said County, in said State, hereby certify that Jerald A. Jackson, whose name is signed as Attorney in Fact for Drue Moss Jackson, signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he as such attorney executed the same voluntarily on the day the same bears date, for and as the act of Drue Moss Jackson as authorized by Power of Attorney. Given under my hand and official seal this 16th day of September, A. D., 1971.

June F. Fitzgerald
Notary Public.
My Commission Expires July 1, 1975

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