

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-13 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 Eight Thousand and No/100 (\$8,000.00)-----DOLLARS

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

Leroy Hendrix and wife, Addie Hendrix

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

Virgil J. Wheat and wife, Ellen W. Wheat

(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:

PARCEL NO. 1: From the SW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28, Township 19 South, Range 1 West, run Easterly along the South line of said quarter-quarter section 141.6 feet; thence turn left an angle of 60 deg. 27 min. and run northeasterly 266.7 feet, more or less, to the North right of way of U. S. Highway 280, this being the point of beginning of the land herein described; thence turn left an angle of 60 deg. 02 min. and run Northwesterly 321.89 feet, more or less, to the Southeast right of way of the Atlantic Coast Line Railroad; thence turn left an angle of 95 deg. 11 min. and run Southwesterly along said right of way 70.12 feet; thence turn right an angle of 2 deg. 02 min. and run Southwesterly along said right of way 283.4 feet, more or less, to the North right of way of U. S. Highway 280; thence turn left an angle of 130 deg. 49 min. and run Southeasterly along said Highway right of way 173.06 feet; thence turn left an angle of 6 deg. 31 min. and run Southeasterly along said right of way 194.67 feet; thence turn left an angle of 7 deg. 58 min. and run Southeasterly along said right of way 96.65 feet to the point of beginning, this being a part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28, Township 19 South, Range 1 West, containing 1.40 acre, more or less.

PARCEL NO. 2: From the SW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28, Township 19 South, Range 1 West; thence run Easterly along the South line of said quarter-quarter section, 141.6 feet; thence turn left an angle of 60 deg. 27 min. and run 266.7 feet to the point of beginning of the land herein described; thence turn right an angle of 21 deg. 38 min. and run Northeasterly 100.05 feet; thence turn right an angle of 6 deg. 48 min. and run Northeasterly 166.93 feet; thence turn left an angle of 57 deg. 48 min. and run Northerly 320.65 feet, more or less, to the Southeast right of way of the Atlantic Coast Line Railroad; thence turn left an angle of 112 deg. 13 min. and run Southwesterly along said right of way 198.11 feet; thence turn left an angle of 7 deg. 22 min. and run Southwesterly along said right of way 171.6 feet; thence turn left an angle of 6 deg. 19 min. and run Southwesterly along said right of way 62.18 feet; thence turn left an angle of 84 deg. 49 min. and run Southeasterly 321.89 feet to the point of beginning. This parcel containing 2.40 acre, more or less, located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28, Township 19 South, Range 1 West.

*Subject to easements and rights of way of record, and subject to purchase money mortgage in the amount of \$3,000.00 secured by Parcel No. 2 only.

Minerals and mining rights are excepted as to that portion of said property lying in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 28, Township 19 South, Range 1 West.

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

day of May, 1972

WITNESS
STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT NO. 216
FILED MAY 8 1972
U.C.C. FILE NUMBER
REC. BK. & PAGE AS SHOWN
JUDGE OF PROBATE

Leroy Hendrix (Seal)
Addie Hendrix (Seal)
mark (Seal)



19720508000024190 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/08/1972 12:00:00 AM FILED/CERT

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leroy Hendrix and wife, Addie Hendrix, 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 May, A. D., 1972

Notary Public.