

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

583Y

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 TWO THOUSAND, FOUR HUNDRED AND NO/100 DOLLARS

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

Bernice Brothers Valentine, a single woman

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

K. W. Schafner and wife, Judy Schafner

(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:

From the SE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 7, Township 21 South, Range 2 East, run west along the south boundary of said $\frac{1}{4}$ $\frac{1}{4}$ distance of 82.79 feet; thence right 79 deg. 39' a distance of 279.29 feet to the point of beginning; thence left 90 deg. 00' a distance of 100.00 feet; thence left 90 deg. 00' a distance of 146.83 feet; thence right 141deg. 05' a distance of 54.89 feet; thence right 24 deg. 50' a distance of 178.02 feet; thence left 30 deg. 05' a distance of 31.45 feet; thence right 44 deg. 10' a distance of 395.00 feet; thence right 92 deg. 07' a distance of 174.98 feet; thence right along an arc of 25 feet radius and through a delta angle of 87 deg. 53' a distance of 38.25 feet; thence continue a distance of 452.50 feet to the point of beginning.

There is also conveyed to grantee, his heirs, successors and assigns, the right to use the present boat launching site of grantor on Lay Lake for the purpose of launching boats for their private use, together with the right to fish from the bank of Lay Lake on property now owned by grantor.



19730313000014120 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/13/1973 12:00:00 AM FILED/CERT

BOOK 279 PAGE 185

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 5th day of March, 1973.

WITNESS:

(Seal)

Bernice Brothers Valentine (Seal)

(Seal)

(Seal)

(Seal)

(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 Bernice Brothers Valentine, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of March, 1973.

Nancy F. Fairman
Notary Public