

This instrument was prepared by

(Name) Carl H. Stanley

(Address) P.O. Box 155, Indian Creek, Alabama 35007

Form 1-15 (Rev. 1-68)

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 ^{600.00} DOLLARS

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

Charles R. Clark and Wife, Sandra P. Clark

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

Sam O'Neal and Wife, Cynthia O'Neal

(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:

The NW 1/4 of NE 1/4 of Section 6, Township 24, Range 14 East.
Also, an easement for a roadway described as follows: The South 30 feet of NW 1/4 of Section 6, Township 24 North, Range 14 East, beginning at the SW corner of NW 1/4 of NE 1/4 of said Section; proceed in an Easterly direction along the 1/2 line 1290.84 feet to an iron rod which is the SE corner of NW 1/4 of NE 1/4; thence turn a deflection angle of 90 deg. 05' to the left and continue in a Northerly direction along the 1/2 line 30.0 feet to an iron rod; thence turn a deflection angle of 39 degree 55' to the left and continue in a Westerly direction 1290.90 feet to an iron rod; thence turn a deflection angle of 90 deg. 12' to the left and continue in a Southerly direction along the 1/2 line, 30.0 feet to an iron rod, which is the SW corner of NW 1/4 of NE 1/4 of said Section and is the point of beginning. Said Easement continuing as follows: A part of NE 1/4 of NW 1/4 of Section 6, Township 24 North, Range 14 East, beginning at the SE corner of NE 1/4 of NW 1/4 of said Section; proceed in a Westerly direction along the 1/2 line 303.21 feet to an iron rod, which is on the East right of way of a paved county road; thence turn a deflection angle of 84 degrees 03' to the right and continue in a Northerly direction along the East right of way of said road, 30.16 feet to an iron rod; thence turn a deflection angle of 95 degree 57' to the right and continue in an Easterly direction 306.22 feet to an iron rod; thence turn a deflection angle of 89 degree 48' to the right and continue in a Southerly direction 30.0 feet to an iron rod, which is the SE corner of NE 1/4 of NW 1/4 of said Section and is the point of beginning.

This conveyance subject to - 1973 Taxes and Easements of record.

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 (we) have hereunto set OUR hand(s) and seal(s), this 23rd day of March, 19 73.

WITNESS:

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

Carl H. Stanley (Seal) Charles R. Clark (Seal)

Sandra P. Clark (Seal) RECORDED & 2:25 PM MTC TAX (Seal)

\$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

STATE OF ALABAMA

Shelby COUNTY

Conrad A. Fowler
JUDGE OF PROBATE

General Acknowledgment

19730424000021990 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/24/1973 12:00:00 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles R. Clark & Wife, Sandra P. Clark 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 23rd day of March, A. D., 19 73.

Carl H. Stanley
Notary Public.

My Commission Expires June 5, 1976