

This instrument was prepared by

(Name) Karl C. Harrison
Attorney at Law
(Address) Columbiana, Alabama 35051

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Shelby Cnty Judge of Probate, AL
05/07/1973 12:00:00 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jack E. Crouch and wife, Shirley M. Crouch

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

Hoyt M. Ayers and Beatrice H. Ayers

(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:

A parcel of land situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 West, Described as follows: Commence at the Southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7 and go North 87 deg. 27 min. West along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section 322.92 feet to the point of beginning; thence continue along this line 340.40 feet; thence North 20 deg. 28 min. East for 496.14 feet to a point on a curve on the South boundary of Meadowood Lane, said curve having a central angle of 18 deg. 06 min., a radius of 317.94 feet and subtended by a cord bearing South 78 deg. 28 min. East for 100.00 feet; thence along this curve 100.03 feet; thence South 87 deg. 31 min. East along the South boundary of Meadowood Lane for 190.00 feet; thence South 14 deg. 24 min. West for 504.62 feet to the point of beginning. All corners are marked by irons and tract contains 3.5 acres.

Subject to restrictive covenants contained in that certain deed from Victor Scott Construction Company, Inc. to Jack E. Crouch recorded in Deed Book 279 page 162 in Probate Office of Shelby County, Alabama.

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

May 7 1973 1 PM

RECORDED & \$----- TAX

\$ 7.00 DEED TAX
PD. ON THIS INSTRUMENT

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 16th day of April, 1973.

WITNESS:

Kathryn M. Thomas (Seal)
Kathryn M. Thomas (Seal)
(Seal)

Jack E. Crouch (Seal)
Shirley M. Crouch (Seal)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, Kathryn M. Thomas, a Notary Public in and for said County, in said State, hereby certify that Jack E. Crouch and wife, Shirley M. Crouch whose name s 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 16 day of April, A. D., 1973.

Kathryn M. Thomas
Notary Public.

My Commission Expires October 7, 1975

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