

This instrument was prepared by

(Name) Sue Walton

Jefferson Land Title Service Co., Inc.

(Address)

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One thousand dollars and other good and valuable consideration DOLLARS

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

Lloyd A. Blackerby and Virginia Blackerby, his wife
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ralph D. England and Nell F. England, his wife
(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 tract of land situated and lying in the N.E. 1/4 of the S.E. 1/4 of Section 34 Township 19 South, range 1 west of the Huntsville principal meridian; Shelby County, Alabama. Being more particularly described as follows: Commence at the S.E. corner of said 1/4-1/4 section, thence north along the east line thereof a distance of 250.00 feet to the point of beginning; thence 90 degrees left a distance of 361.00 feet; thence 40 degrees 12' right a distance of 200.00 feet, thence 39 degrees 16' right a distance of 363.00 feet; thence 47 degrees 36' right 529.60 feet along the old Calera Road; thence 19 degrees 28' right continuing along said road to the intersection of Yellow Leaf Creek, said creek being the property line; thence continuing along a straight line a total distance of 259.33 feet to a point near the northeast bank of said creek for purpose of survey. Thence southwardly along said creek by virtue of an angle of 117 degrees 30' a distance of 384.80 to the intersection of the east line of the said N.E. 1/4-S.E. 1/4; thence 7 degrees right along said east line a distance of 671.45 feet to the point of beginning above described tract containing 10.00 acres of land.
Surface rights only.

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Shelby Cnty Judge of Probate, AL
05/16/1973 12:00:00 AM FILED/CERT

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
1973 MAY 16 PM 1:20
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 ~~X~~(we) do for ~~XXXX~~ (ourselves) and for my~~XX~~our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~XX~~ (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 14th day of May, 1973

WITNESS:

(Seal) Lloyd A. Blackerby (Seal)
(Seal) Virginia Blackerby (Seal)
(Seal) (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, James T. McClain, a Notary Public in and for said County, in said State, hereby certify that Lloyd A. Blackerby & Virginia Blackerby whose names are 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of MAY A. D. 1973

James T. McClain
Notary Public