

This instrument was prepared by

(Name)

(Address)

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 Four Hundred (400.00) DOLLARS

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

Alice Ferguson a widow

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

Askew Adams and wife Roberta Adams

(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 Northwest 60 feet of Section 36, Township 20S, Range 3 W, run easterly along the North boundary line of the said S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of section 36, Tsp 20s, R 3W for 180 feet; Thence turn an angle 88 degrees, 34 minutes 45 seconds to the right and run southerly 80 feet; Thence turn an angle of 88 degrees 34 minutes 145 seconds to the left and run easterly 60 feet to the point of beginning of the land herein described. Thence continue Easterly along last said 60 feet; Thence turn an angle of 51 degrees 18 $\frac{1}{2}$ minutes to the right and run southwesterly 80 feet; Thence turn an angle of 77 degrees 41 $\frac{1}{2}$ minutes to the right and run westerly 60 feet; Thence turn an angle of 51 degrees 18 $\frac{1}{2}$ minutes to the right and run northeasterly 105.0 feet to the point of beginning.

This land being a part of the Northwest of the SE $\frac{1}{4}$ of the SW of the above described land subject to line permit to Power Co. and all other instruments 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, 1 have hereunto set my hand(s) and seal(s), this 13th day of July, 1973

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1973 JUL 16 AM 11:43 U.C.C. FILE NUMBER OR REG. BK. & PAGE AS SHOWN ABOVE

STATE OF ALABAMA Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alice Ferguson a widow 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 13 day of July, A. D., 1973

Notary Public.