

This instrument was prepared by

(Name) HARRISON AND CONWILL

(Address) Columbiana, Alabama

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 One Thousand Dollars and other good and valauable consideration and the assumption of the unpaid balance due on that certain Mortgage to Robinson Mortgage Company recorded in Mortgage Book 330 page 340 in Probate Office of Shelby County, Alabama. to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Leonard M. Shaw, Jr. and wife, Belinda Shaw

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

Leon B. Wallace and Louise E. Wallace

(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:

Commence at the northeast corner of Section 36, Township 21 South, Range 1 West and run south along the east boundary line of said Section a distance of 394.5 feet; thence turn an angle to the right of 80 deg. 35 min. and run south 80 deg. 43 min. west a distance of 2,981.6 feet; thence turn an angle to the right of 08 deg. 46 min. and run south 89 deg. 29 min. west a distance of 1,368.2 feet; thence turn an angle to the right of 28 deg. 26 min. and run north 62 deg. 05 min. West a distance of 257.2 feet to a point; thence turn an angle of 145 deg. 19 min. to the left and run a distance of 50.0 feet to the southeast corner of the Alabama Power Company lot, and the point of beginning; thence continue in the same direction a distance of 248.30 feet; thence turn an angle of 90 deg. 0 min. to the right and run a distance of 187.0 feet to the east R.O.W. line of the Columbiana-Shelby Highway; thence turn an angle of 91 deg. 48 min. 18 sec. to the right to the tangent of a R.O.W. curve, and run along said R.O.W. curve (whose Delta Angle is 3 deg. 11 min. 18 sec. to the left, Tangent Distance is 149.58 feet, Radius is 5374.65 feet, Length of Arc is 299.08 feet) to the southwest corner of the Alabama Power Company lot; thence turn an angle of 106 deg. 39 min. to the right from Tangent of said curve and run along the south line of the Alabama Power Company lot a distance of 192.70 feet to the point of beginning.

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Shelby Cnty Judge of Probate, AL
10/16/1973 12:00:00 AM FILED/CERT

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 15th day of October, 1973.

Witness: (Seal) Leonard M. Shaw, Jr. (Seal)
(Seal) Belinda Shaw (Seal)
(Seal) (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, DONALD R. MURPHY, a Notary Public in and for said County, in said State, hereby certify that Leonard M. Shaw, Jr. and wife, Belinda Shaw 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 15th day of October, A. D., 1973.

Donald R. Murphy
Notary Public.