

This instrument was prepared by

(Name) 3449

(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 One (1.00) DOLLARS and other valuable considerations.

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

Erah Mae Butler a widow woman (herein referred to as grantors) do grant, bargain, sell and convey unto

Andrew J Gardner and wife Lula I Gardner

(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 corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 20S Range 3W, Run Easterly along the North Boundary line of said $\frac{1}{4}$, $\frac{1}{4}$ Section 401.37 feet, Thence turn angle of 37 degrees 07 minutes to the right and run Southeasterly 528.17 feet, Thence turn an angle of 86 degrees 04 minutes, 20 seconds to the right and run Southwesterly 46.11 feet to point of beginning of land herein described, Thence continue Southwesterly on last course 16.30 feet, Thence turn right an angle of 71 degrees and 47 minutes, and run Northwesterly 162.25 feet, Thence turn right an angle of 175 degrees 04 minutes and run Southeasterly 168.00 feet to point of beginning. This being a part of the SE $\frac{1}{4}$, of the SE $\frac{1}{4}$, of section 34, Township 20 South, Range 3 West.



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Shelby Cnty Judge of Probate, AL
02/07/1974 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, I have hereunto set my hand(s) and seal(s), this 28 day of January, 1974

(Seal)

Erah Mae Butler (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

The Undersigned I, Erah Mae Butler, a Notary Public in and for said County, in said State, hereby certify that 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 28 day of January, A. D., 1974

Notary Public.