

This instrument was prepared by

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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 DOLLAR (\$1.00) 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,

Nelson Archer and wife, Edna Archer

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

Wayne Archer and wife, Rebecca Archer

(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 part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 17, Township 20, South, Range 1 East more particularly described as follows; to-wit:

Commencing at the SE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 17, Township 20 South, Range 1 East, thence run West along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Sec. a distance of 70.88 ft., to the East R.O.W. line of County Hwy. No. 55, thence turn an angle of 55 deg. 44 min. to the right and run along said R.O.W. line a distance of 228.00 ft., thence turn an angle of 3 deg. 57 min. to the right and run along said R.O.W. line a distance of 39.20 ft., thence turn an angle of 105 deg. 13 min. to the right and run a distance of 231.99 ft., to the East line of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ sec. and the point of beginning of the property herein described; thence continue in the same direction a distance of 32 ft. to a point; thence turn to the right and run Southeasterly parallel with the Easternmost R.O.W. line of Shelby County Hwy. No. 55 a distance of 165 ft. to a point; thence turn to the right and run Southwesterly parallel with the Northern boundary of the property herein conveyed to a point on the Western boundary line of said Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of said Sec. 17; thence turn to the right and run Northerly along the Western boundary of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ to a point of beginning.



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Shelby Cnty Judge of Probate, AL
02/13/1974 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, we have hereunto set our hand(s) and seal(s), this 13th day of February, 1974.

WITNESS
STATE OF ALABAMA, SHELBY COUNTY
INSTRUMENT NO. 13-11-58
FILED
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

Nelson Archer (Seal)
Edna Archer (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nelson Archer and wife, Edna Archer 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 13th day of February, A. D., 1974

Nancy K. Farmer
Notary Public.