

This instrument was prepared by

(Name) James A. Abele, Jr. Abele Realty Co., Inc.
(Address) 3600 7th Court, South Birmingham, Ala.

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Shelby Cnty Judge of Probate, AL
03/07/1974 12:00:00 AM FILED/CERT

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 Thirty-Two Thousand & no/one hundreds DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
C. Ray Cunningham and wife, Dale L. Cunningham.

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

Benjamin Claude Paden and Mildred Willis Paden.

(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:

Begin at the SW Corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Sec. 10, T-19-S, R-1-W, thence run East along the South line of said $\frac{1}{4}$ - $\frac{3}{4}$ Sec. a distance of 696.00 feet; thence turn an angle of 89 deg. 36 min. 44 sec. to the left and run a distance of 519.50 feet; thence turn an angle of 39 deg. 59 min. 24 sec. to the left and run a distance of 446.36 feet; thence turn an angle of 21 deg. 53 min. to the left and run a distance of 57.34 feet to the SE R/W line of County Hw. No. 41; thence turn an angle of 93 deg. 59 min. 50 sec. to the left and run along said R/W line a distance of 76.42 feet to the P.T. of a curve; Thence continue along said curve (whose Delta Angle is 4 deg. 08 min. 18 sec. to the right, Radius is 10,287.09 feet, Tangent distance is 371.66 feet, Length of Arc is 743.01 feet) to the West line of said $\frac{1}{4}$ - $\frac{3}{4}$ Sec; thence turn an angle of 28 deg. 36 min. 35 sec. to the left from tangent of said curve and run South along the West line of said $\frac{1}{4}$ - $\frac{3}{4}$ Sec. a distance of 157.50 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Sec. 10, T-19-S, R-1-W, Shelby County, Alabama and containing 10 acres, more or less.

1. Taxes for 1974 and subsequent years.
2. Restrictive Covenants and Conditions file for record on 6th October 1973, in Misc. Book 6 page 236.
3. Mineral, mining and timber rights included.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 MAR - 7 AM 8:05
REC. BK. FILE NUMBER OR U.C. PAGE AS SHOWN ABOVE
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 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 sixth day of March, 19 74.

WITNESS:

Elaine Sherbald (Seal)
James A. Abele, Jr. (Seal)

(Seal)

C. Ray Cunningham (Seal)
Dale L. Cunningham (Seal)
Dale L. Cunningham (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. Ray Cunningham and Dale L. Cunningham 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 6th day of March, A. D., 19 74.

Phyllis M. Smith
Notary Public.