

This instrument was prepared by

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Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty-seven Thousand and no/100 DOLLARS
and other good and valuable consideration

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

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

Ralph W. Sears and Marcia M. Sears

(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:

Part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 12, Township 20 South, Range
3 West, Shelby County, Alabama, said parts being more particularly described as follows:
From the northwest corner of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, run east along the north line thereof for
881.83 feet, more or less to a point on the west line of the right-of-way of U. S. Highway
31; thence turn an angle to the right of 115 deg. 53 min. and run southwesterly along said
west right-of-way line for a distance of 288.99 feet to a point of beginning; thence
continue southwesterly along said west right-of-way line for a distance of 655.94 feet;
thence turn an angle to the right of 65 deg. 01 min. and run westerly for a distance of
484.66 feet to the center of the Old Montgomery Highway; thence turn an angle to the
right of 111 deg. 06 min. and run northeasterly along the center of the old Highway for
a distance of 403.48 feet; thence turn an angle to the right of 12 deg. 09 min. and run
northeasterly along the center of the old highway for a distance of 251.86 feet; thence
turn an angle to the right of 55 deg. 51 min. and run easterly for a distance of 478.42
feet to the point of beginning.



19740523000025020 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/23/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAY 23 PM 2:47
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cordell M. Johnson
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, I have hereunto set my hand(s) and seal(s), this
day of , 19 74.

WITNESS:

(Seal)

Pearl Wellborn
Pearl Wellborn

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State,
hereby certify that Pearl Wellborn, 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 day of A. D., 19 74.

Martha S. Jones
Notary Public.