

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

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 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,

J. C. Robertson and wife, Ethelene Robertson

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

John Adams and wife, Elaine Adams

(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 right of way for ingress and egress and installation of public utilities 30 feet in width, the centerline of which is more particularly described as follows: For point of beginning commence at a point in the SW¹/₄ of the SW¹/₄ of Section 23, Township 19 South, Range 1 East, where the South boundary line of U. S. Highway No. 280 intersects the centerline of Alabama Power Company transmission line easement and run thence in anSoutheasterly direction along the centerline thereof to a point which is the NW corner of the property deeded by grantors to grantees herein on October 27, 1973, which deed is recorded in Deed Book 285, page 735, in the Probate Records of Shelby County, Alabama, and being a part of the SW¹/₄ of the SW¹/₄ of Section 23, Township 19 South, Range 1 East.

BOOK 287 PAGE 449

19740621000030510 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/21/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUN 21 PM 4:01
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Corroborated
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 11th day of April, 1974

WITNESS:

(Seal)
(Seal)
(Seal)

J. C. Robertson (Seal)
Ethelene Robertson (Seal)
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. C. Robertson and wife, Ethelene Robertson 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 11th day of April

Nancy K. Farmer
Notary Public