

(Name) Harrison and Conwill

(Address) Columbiana, Alabama

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 One Thousand and no/100 6957 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, Charles E. Hardin and wife, Dianne S. Hardin

(herein referred to as grantors) do grant, bargain, sell and convey unto Ricky Claude Turner and Catherine B. Turner

(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 North Half of the NW $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows: Commence at the northwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 East; thence run in a southerly direction along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 380.75 feet to the point of beginning; thence continue along said course 98.66 feet; thence 136 deg. 30 min. 00 sec. left 141.47 feet; thence 55 deg. 43 min. 00 sec. left 198.25 feet to the southerly right-of-way of U. S. Highway 280; thence 102 deg. 23 min. 00 sec. left 103.06 feet along said right-of-way; thence 79 deg. 16 min. 00 sec. left 159.49 feet to the point of beginning.

BOOK 287 PAGE 803



19740715000034550 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/15/1974 12:00:00 AM FILED/CERT

STATE OF ALABAMA
JUDGE OF PROBATE
REC. CL. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
1974 JUL 15 PM 4:18
INSTRUMENT WAS FILED
10:00 AM JUL 15 1974
Cory J. Henderson

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 15th day of July, 1974.

WITNESS:

(Seal)
(Seal)
(Seal)

Charles E. Hardin
Dianne S. Hardin
(Seal)
(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Charles E. Hardin and wife, Dianne S. Hardin 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 15th day of July, A. D., 1974

Martha B. Joiner
Notary Public.