

This instrument was prepared by

7506

(Name) First Real Estate Corporation of Alabama

(Address) P. O. Box 371, Pelham, Alabama 35124

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 Four Thousand and no/100 DOLLARS

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

James Arnold Thomason, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles E. Hardin and wife, Dianne S. Hardin
(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:

Commence at the NW corner of the NW 1/4 of SE 1/4 of Section 1, Township 20, Range 1 West, and run East along North boundary line of said forty 440 yards more or less to NE corner of said forty; thence South 356 yards to a point; thence West parallel with South boundary line 440 yards more or less to West boundary line of said forty; thence North along West boundary line of said forty a distance of 20 feet to a point; thence East parallel with the South line of said forty 100 feet to point of beginning; thence North parallel with the West boundary of said forty a distance of 300 feet more or less to the South property line of property described in Deed Book 258, page 632; thence East along the South boundary of the property described in said Deed Book 258, page 632, and an extension thereof a distance of 435.6 feet; thence South parallel with the West line of said forty 300 feet to a point; thence West parallel with the South line of said forty 435.6 feet to point of beginning.

Situated in Shelby County, Alabama.

subject to all covenants, restrictions, conditions, limitations, rights of way and easements of record.



19740808000039330 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/08/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY
COUNTY
I CERTIFY THIS
INSTRUMENT WAS
FILED FOR RECORD
1974 AUG -8 AM 9:22
U.C.C. FILE NUMBER
1974-08-08-000039330
JUDGE OF PROBATE
C. B. & PAGE AS SHOWN ABOVE

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 6th day of August, 1974.

WITNESS:

(Seal)
(Seal)
(Seal)

James Arnold Thomason
(Seal)
(Seal)
(Seal)

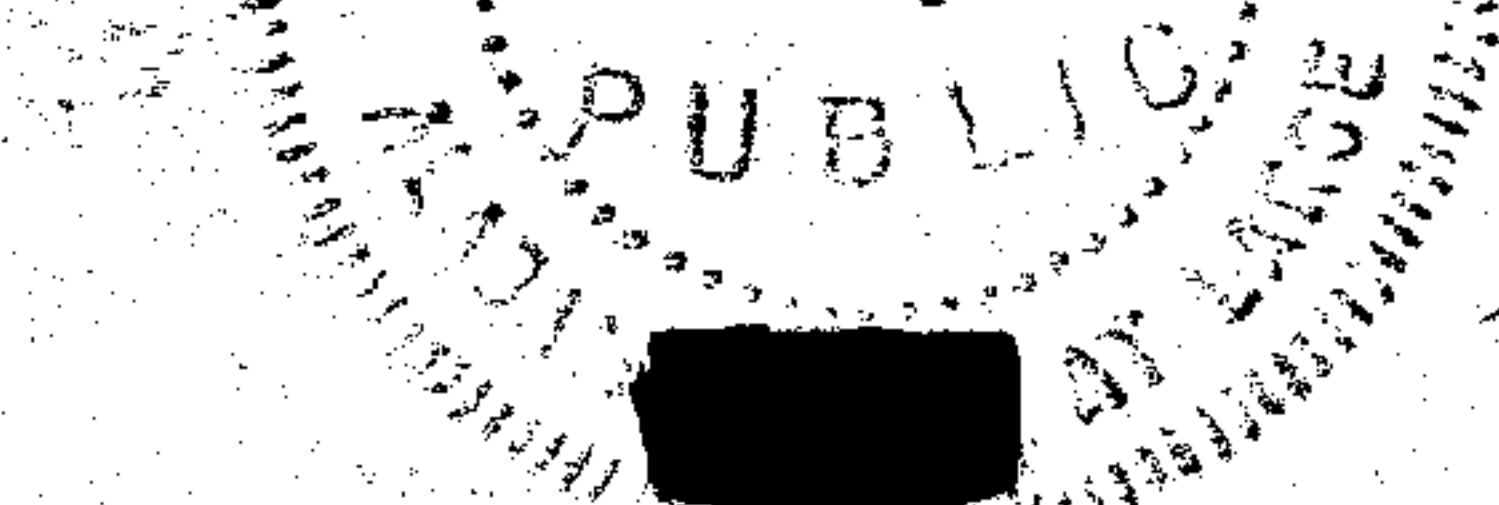
STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Arnold Thomason, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, A. D., 1974.



Notary Public