

This instrument was prepared by

(Name) William E. Swatek, Attorney at Law

(Address) P. O. Box 825, Alabaster, Alabama 35007

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 Nine thousand and no/100(\$9,000.00)-----DOLLARS

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

Jerry Baldwin and wife, Linda Baldwin,

(herein referred to as grantors) do grant, bargain, sell and convey unto Richard W. Bell and wife, Pamela Sue Brown Bell, and Peter Tufts and wife, Arbinette Allison Gustin Tufts,

(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 Southeast corner of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 17, Township 21 South, Range 3 West; thence West along South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 339.17 feet; thence 88 deg. 01' 40" right 586.46 feet to the point of beginning; thence 109 Deg. 58' 20" left 57.32 feet; thence 92 deg. 20' 30" right 216.99 feet to South ROW of County Road; thence 87 deg. 56' 00" right 157.72 feet; thence 99 deg. 28' 30" right 219.22 feet; thence 80 deg. 15' 00" right 72.14 feet to the point of beginning, containing 0.714 acres more or less.

Situated in Shelby County, Alabama.

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

19740812000039870 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/12/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
10/14 AUG 12 PM 2:39
U.C.C. FILE NUMBER OR
RECORDED PAGE AS SHOWN ABOVE
Corney M. Johnson
JUDGE OF PROBATE

BOOK 288 PAGE 279

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 10th day of August, 1974.

WITNESS:

(Seal)

(Seal)

(Seal)

Jerry Baldwin (Seal)

Linda Baldwin (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 Jerry Baldwin and wife, Linda Baldwin, 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of August, A. D., 1974.

Patricia B. Jones

Notary Public.