

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,

8354

That in consideration of TWO HUNDRED AND NO/100 (\$200.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Solon Joiner and wife, Rebecca Joiner

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

Gene Joiner and wife, Sharon Joiner

(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:

The NE 1/4 of NW 1/4; And 10 acres of even width off the East side of the NW 1/4 of NW 1/4 in Section 16, Township 21 South, Range 1 West.

Also a part of the NW 1/4 of NE 1/4 of Section 16, Township 21 South, Range 1 West, described as follows: Commencing at the NW corner of said forty and run South along the West line of said forty 628 feet; thence turn an angle of 90 deg. to left and run parallel with North boundary of Section 1056 feet to top of ridge; thence run in a Northeasterly direction along top of ridge, which is dividing line of land herein described and lands of Shelby Iron Company, to the North boundary of Section; thence in a Westerly direction along North boundary of said Section to point of beginning.

EXCEPTING Highway right of way.

EXCEPTING property conveyed to Bobby Joiner and wife, Jewel Joiner, and EXCEPTING property conveyed to Gene Joiner and wife, Sharon Joiner, and EXCEPTING property conveyed to Solon Joiner and wife, Rebecca Joiner.



19740918000045880 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/18/1974 12:00:00 AM FILED/CERT

STATE OF ALABAMA
CLERK OF THE
SHELBY COUNTY
INSTRUMENT WAS FILED
1974 SEP 18 AM 11:39
UCC FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Nancy K. Farmer
JUDGE OF PROBATE

BOOK 288 PAGE 779

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 16th day of September, 1974.

WITNESS:

(Seal)

Rebecca C. Joiner

(Seal)

(Seal)

Solon Joiner

(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 Solon Joiner and wife, Rebecca Joiner 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 16th day of September, A. D., 1974.

Nancy K. Farmer

Notary Public.