

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL  
12/09/1974 12:00:00 AM FILED/CERT

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 Ten Dollars and other good and valuable considerations DOLLARS

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

Kathleen E. Wyatt, a widow

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

Leonard Wyatt, Jr. and wife, Gloria Wyatt

(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:

Tract I: Commence at the Southeast corner of the Northeast one-fourth of the Northwest one-fourth of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama as a point of beginning. From this beginning point proceed North along the East boundary of said quarter-quarter section for a distance of 1347.04 feet; thence turn an angle of 90°11' to the left and proceed West for a distance of 555.85 feet to a point East right-of-way line of Alabama Hwy. #25; thence turn an angle of 64°05' to the left and proceed in a Southerly direction along the East right-of-way line of said Alabama Hwy. #25 for a distance of 497.17 feet; thence turn an angle of 117°51' to the left and proceed East for a distance of 418.81 feet; thence turn an angle of 118°09' to the right and proceed in a Southerly direction for a distance of 314.74 feet; thence turn an angle of 17°42' to the left and proceed South for a distance of 400.34 feet; thence turn an angle of 100° to the left and proceed East for a distance of 115.4 feet; thence turn an angle of 103°15' to the right and proceed South for a distance of 243.58 feet to a point on the South boundary of said ¼ ¼ section; thence turn an angle of 101°47' to the left and proceed East along the South boundary of said ¼ ¼ section for a distance of 483.25 feet to the point of beginning. Located in the NE¼ of NW¼ of Sec. 9, Township 20 South, Range 2 E, Shelby County, Alabama and containing 16.58 acres.

Tract II: Commence at the NW corner of the SE¼ of NE¼ of Sec. 9, T20S, R2E, Shelby County, Alabama as a point of beginning. From this beginning point proceed East along the N boundary of said ¼ ¼ section for a distance of 1319.21 ft.; thence turn an angle of 90° to the right and proceed S for a distance of 402.5 ft. to a point on the N boundary of a Shelby County Road; thence turn an angle of 92°46' to the right and proceed W along the N boundary of said Shelby County Road for a distance of 1320.9 ft. to a point on the W boundary of said ¼ ¼ section; thence turn an angle of 87°14' to the right and proceed N along the W boundary of said ¼ ¼ section for a distance of 339.13 ft. to the point of beginning. Located in the SE¼ of NE¼ of Sec. 9, T20S, R2E, Shelby County, Alabama and containing 11.235 acres.

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 6<sup>th</sup> day of December, 1974.

STATE OF ALABAMA  
SHELBY COUNTY  
JUDGE OF PROBATE  
1974 DEC -9 AM 10:53  
U.C.G. FILE NUMBER OR  
C.B.C. BK. & PAGE AS SHOWN ABOVE

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathleen E. Wyatt, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of December

Edgar M. Fenn  
Notary Public