

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

2420

(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,

That in consideration of THIRTY-FIVE HUNDRED AND NO/100 (\$3500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Harris M. Gordon and wife, Ruth L. Gordon

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

Wales W. Bell and wife, Sara N. Bell

(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:

A lot in the SE 1/4 of SE 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama described as follows: Commence at the SE corner of Section 1, Township 22 South, Range 1 West; thence run North along the East line of Section 1 a distance of 376.30 feet to the SW right of way line of Shelby County Hwy. No. 47; thence turn an angle of 24 deg. 23 min. to the left and run along said R.O.W. line a distance of 439.39 feet to the P.C. of a R.O.W. curve; thence continue along said R.O.W. curve, whose Delta Angle is 9 deg. 29 min. to the left, Tangent Distance is 106.02 feet, Radius is 1280.33 feet, Length of Arc is 211.91 feet, to the P.T. of said R.O.W. curve; thence continue along said R.O.W. line a distance of 141.70 feet to the point of beginning, which point of beginning is 420 feet Northwesterly of the NE corner of the Raymond and Carolyn Etrass Hughes lot; thence turn an angle of 80 deg. 55 min. to the left and run a distance of 420.00 feet, parallel with the North line of said Hughes lot; thence turn an angle of 80 deg. 55 min. to the right and run a distance of 210.00 feet; thence turn an angle of 99 deg. 05 min. to the right and run a distance of 420.00 feet, parallel with the North line of said Hughes lot, to the West R.O.W. of Shelby County Hwy. No. 47; thence turn an angle of 80 deg. 55 min. to the right and run along said R.O.W. line a distance of 210.00 feet to the point of beginning. Situated in the SE 1/4 of SE 1/4 of Sec. 1, Township 22 South, Range 1 West, Shelby County, Alabama, and containing 1.999 acres. Subject to Easements of Record and apparent easements and encroachments, including but not limited to unrecorded telephone easement, and Subject to any liens created by grantees.

Grantors reserve unto themselves, their heirs and assigns, an easement of 15 feet of equal width across the Southernmost portion of the above described lot for a private roadway for all purposes.

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 February, 1975.

BOOK 290 PAGE 667
WITNESSES
1975 FEB 10 PM 3:56
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
C. J. [Signature]
JUDGE OF PROBATE

Harris M. Gordon (Seal)
Ruth L. Gordon (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment
19750210000006210 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/10/1975 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harris M. Gordon and wife, Ruth L. Gordon 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 10th day of February, A. D. 1975.

[Signature]
Notary Public.