

This instrument was prepared by

(Name) Huddie Dansby, Notary Public

(Address) 2808 Dowell Court, S.W., Birmingham, Alabama, 35211

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,

2545

That in consideration of One Dollar and other Valubales DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Nash Hardy and wife Annie Mae Hardy

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

Earnest Cunningham, Jr.

(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 or parcel of land situated in the N.W¹/₄ of Section 1, Township 19 South, Range 2 East, more particularly described as follows; Commence at the center of the North boundary of Section 1, Township 19 South, Range 2 East, thence run S 16°30'W for a distance of 63.37' feet to a point on the centerline of Plantation Pipe line right of way, thence run S 89°13'W, 42.9' feet to a point on the west side of a County Paved Road, thence run S 29°43'W along said road 210.0' feet, thence run S 37°26'W along said road 203.0' feet, thence run S 52°00'W along said road 128.1' feet, thence run S 48°17'W along said road 210.0' feet, thence run N 38°00'W for a distance of 210.0' feet, thence run S 41°08'W a distance of 216.31' feet, thence turn 38°23' to the left a distance of 418.9' feet to the point of beginning. Thence turn 10°24' to the left for a distance of 280.0' feet to a point on the North side of a County Paved Road, thence turn 87°04' to the left and along said road for a distance of 315.0' feet to a point on the west side of a County Paved Road, thence turn 92°56' to the left for a distance of 280.0' feet, thence turn 87°04' to the left a distance of 315.0' feet to the point of beginning.



19750218000007600 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/18/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 FEB 18 AM 10:54
REC. CL. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CORRECTED BY
JUDGE OF PROBATE

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 5 th day of April, 19 74.

WITNESS:

_____(Seal) Nash Hardy (Seal)
_____(Seal) Annie Mae Hardy (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA

Shelby COUNTY }

General Acknowledgment

I, Huddie Dansby, a Notary Public in and for said County, in said State, hereby certify that Nash Hardy and wife Annie Mae Hardy whose name s 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 5 th day of April A. D., 19 74

My commission expires; May 13, 1977.

Huddie Dansby

Notary Public.

BOOK 290 PAGE 806