

This instrument was prepared by

(Name) Wallace, Ellis, Head & 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,

That in consideration of One and no/100 (\$1.00) DOLLARS and other good and valuable considerations

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

C. B. Miller and wife, Lecta Miller

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

Billy D. Earnest and wife, Sarah Ellen Earnest

(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:

That certain tract of land described as commencing at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 34, Township 19, Range 2 East, and run West along said South line of said 40 acres for a distance of 226 feet, more or less, to the East right of way line of the Florida Short Route, sometimes known as United States Highway No. 91 and sometimes referred to as U. S. Highway 280; and run thence in a Northwesterly direction along the Northeast right of way line of said highway for a distance of 1000 feet to a point; run thence in a Northeasterly direction and perpendicular to said highway line for a distance of 210 feet to the point of beginning; thence in a Northwesterly direction and parallel with said highway line for a distance of 50 feet, run thence in a Northeasterly direction and perpendicular to said highway line a distance of 10 feet; run thence in a Southeasterly direction and parallel with said highway line for a distance of 50 feet; thence in a Southwesterly direction and perpendicular to said highway line for a distance of 10 feet to the point of beginning, being situated in the SE 1/4 of NW 1/4 of said Section 34, Township 19, Range 2 East, Shelby County, Alabama.

19750325000013110 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/25/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 MAR 25 AM 10:59
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CORRECTED BY
JUDGE OF PROBATE

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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 March day of 19 75.

WITNESS:

(Seal)
(Seal)
(Seal)

C. B. Miller (Seal)
Lecta Miller (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 C. B. Miller and wife, Lecta Miller 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 22nd day of March

Edgar M. Turner
Notary Public.

