

This instrument was prepared by

(Name) Century Services, Inc.

(Address) P. O. Box 385 Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty six thousand and no/100-----

DOLLARS

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

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

Douglas Matlock and wife, Virginia Matlock

(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:

Commence at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 16, Township 19 South, Range 2 West; thence from the East line of said quarter-quarter, turn an angle to the left of 44 degrees 09 minutes and run in a Northwesterly direction a distance of 974 feet to the point of beginning; thence turn an angle to the left of 91 degrees 00 minutes and run in a Southwesterly direction a distance of 218.81 feet; thence turn an angle to the right of 91 degrees 21 minutes and run in a Northwesterly direction a distance of 381.70 feet; thence turn an angle to the right of 49 degrees 15 minutes 24 seconds and run in a Northerly direction a distance of 99.61 feet; thence turn an angle to the left of 48 degrees 56 minutes 06 seconds and run in a Northwesterly direction a distance of 207.93 feet to it's intersection with the southeast right of way line of Valley Dale Road; thence turn an angle to the right of 65 degrees 14 minutes 45 seconds and run in a Northeasterly direction along the Southeasterly right of way line of Valley Dale Road a distance of 22.02 feet; thence turn an angle to the right of 65 degrees 14 minutes 45 seconds and run in a southeasterly direction a distance of 207.81 feet; thence turn an angle to the right of 48 degrees 56 minutes 06 seconds and run in a southerly direction a distance of 99.53 feet; thence turn an angle to the left of 49 degrees 15 minutes 24 seconds and run in a Southeasterly direction a distance of 222.73 feet; thence turn an angle to the left of 91 degrees 21 minutes and run in a Northeasterly direction a distance of 197.89 feet; thence turn an angle to the right of 91 degrees 00 minutes and run in a Southeasterly direction a distance of 149.31 feet to the point of beginning. Situated in Shelby County, Alabama.

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Shelby Cnty Judge of Probate, AL
04/09/1975 12:00:00AM FILED/CERT

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 day of 19

WITNESS: (Seal)
(Seal)
(Seal)

BY BARDAN, INC. (Seal)
It's President (Seal)
(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, ANNE WALKER ROBERTS, a Notary Public in and for said County, in said State, hereby certify that Bart Nelson, as president of Bardan, Inc. 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of April, A. D., 1975

Notary Public