

This instrument prepared by
(Name) Harrison and Conwill
(Address) Columbiana, Alabama 35051

Jefferson Land Title & Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 ----- DOLLARS

and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jimmie A. McCall and wife, Martha Nan McCall
(herein referred to as grantors) do grant, bargain, sell and convey unto

Billy Dave Earnest and 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:

Commence at the southeast corner of the Southeast one-fourth of the Northwest one-fourth of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 87 deg. 30 min. West along the South boundary of said quarter-quarter section for a distance of 229.83 feet to its point of intersection with the Northeast right of way line of U. S. 280 highway; thence proceed North 56 deg. 20 min. West along the said Northeast right of way line of said highway for a distance of 1300.0 feet; thence turn an angle of 90 deg. to the right and proceed North 33 deg. 40 min. East for a distance of 220.0 feet to the point of beginning. From this beginning point continue North 33 deg. 40 min. East for a distance of 50.0 feet; thence turn an angle of 90 deg. to the right and proceed South 56 deg. 20 min. East for a distance of 190.0 feet; thence turn an angle of 90 deg. to the left and proceed North 33 deg. 40 min. East for a distance of 408.73 feet; thence turn an angle of 69 deg. 15 min. to the right and proceed South 77 deg. 05 min. East for a distance of 84.81 feet; thence proceed South 33 deg. 40 min. West for a distance of 438.79 feet; thence proceed North 56 deg. 20 min. West for a distance of 269.31 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Northwest one-fourth of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 1 acre

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19750422000019560 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/22/1975 12:00:00AM FILED/CERT

U.C.C. FILE NUMBER OR
BOOK & PAGE AS SHOWN ABOVE
1975 APR 22 AM 10:10
MISSISSIPPI VALLEY TITLE INSURANCE CO.
NOTARY PUBLIC
THIS INSTRUMENT WAS FILED

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 12th day of April, 1975.

WITNESS:
Milwaukee (Seal)
Car to Boat (Seal)
(Seal)

Jimmie A. McCall (Seal)
Martha Nan McCall (Seal)
(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 Jimmie A. McCall and wife, Martha Nan McCall 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 12th day of April, A. D. 1975.

Milwaukee (Seal)
Notary Public