

This instrument was prepared by

(Name) John C. Hensley

(Address) 524 North 21st Street, B'ham, Alabama

Jefferson Land Title Service 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 Six Thousand Ten and 03/100 (\$6,010.03) - - - - - DOLLARS and the execution of a purchase money mortgage in the principal amount of \$17,500.00: to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Milford Lee and wife, Jonnie Ruth Lee

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

Kenneth N. Hendrix and wife, Claudia E. Hendrix

(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:

Begin at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 21, Township 24 North, Range 15 East and run South along the East line of said 1/4-1/4 Section a distance of 1289.21 feet to the Southeast corner of said 1/4-1/4 Section, thence turn an angle of 90 degrees 46 minutes, 44 seconds to the right and run West long the South line of said 1/4-1/4 Section a distance of 1317.86 feet to the Southwest corner of said 1/4-1/4 Section, thence turn an angle of 89 degrees, 17 minutes, 52 seconds to the right and run North along the West line of said 1/4-1/4 Section a distance of 914.06 feet to the center of a county gravel road, thence turn an angle of 49 degrees, 48 minutes, 15 seconds to the right and run along the center line of said road a distance of 160.96 feet, thence turn an angle of 18 degrees, 45 minutes to the right and run along the center line of said road a distance of 293.52 feet, thence turn an angle of 24 degrees, 36 minutes to the right and run along the center line of said road a distance of 314.00 feet, thence turn an angle of 40 degrees, 10 minutes to the left and continue along the center line of said road a distance of 286.60 feet to the North line of said 1/4-1/4 Section, thence turn an angle of 38 degrees, 08 minutes, 15 seconds to the right and run East along the North line of said 1/4-1/4 Section a distance of 377.47 feet to the point of beginning. Situated in the Northwest quarter of the Northeast quarter of Section 21, Township 24 North, Range 15 East, South of the county gravel road and containing 35.09 acres, less and except the south half of the said county road.



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Shelby Cnty Judge of Probate, AL
06/10/1975 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 30th day of May, 1975.

WITNESS:

(Seal)
(Seal)
(Seal)

Milford Lee

Jonnie Ruth Lee

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Milford Lee and wife, Jonnie Ruth Lee whose name is 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 30th day of May, A. D., 1975.