

This instrument was prepared by

(Name) Jackie McDougal, Attorney at Law

(Address) 1821 Third Avenue, Bessemer, Alabama 5139

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
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six thousand, five hundred and no/100-----(\$6,500.00)-----DOLLARS

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

Richard J. Pharo, Sr., and wife, Jane L. Pharo

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

Thomas C. Hobbs and wife, Barbara J. Hobbs

(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 SE 1/4 of the SE 1/4 of Section 32, Township 20 South, Range 3 West, thence run Southerly along the east boundary line of said SE 1/4 of SE 1/4 of Section 32, Township 20 South, Range 3 West for 513.55 feet; thence turn an angle of 88°00' to the right and run southwesterly 268.52 feet; thence turn an angle of 92°00' to the right and run northerly parallel to the east boundary line of the SE 1/4 of the SE 1/4 of Section 32, Township 20 South, Range 3 West 531.52 feet more or less, to a point on the north boundary line of the SE 1/4 of SE 1/4 of said Section 32, thence run easterly along the north boundary line of the SE 1/4 of the SE 1/4 of said Section 32 for 268.93 feet, more or less, to the point of beginning. This land being a part of the SE 1/4 of the SE 1/4 of Section 32, Township 20 South, Range 3 West and being 3.14 acres, more or less.

BOOK 292 PAGE 603

19750611000028070 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/11/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 JUN 11 AM 8:23
Hood Feb 7 1975
General J. J. ...
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 3rd day of June, 1975

WITNESS:

.....(Seal)
.....(Seal)
.....(Seal)

Richard J. Pharo Sr. (Seal)
Jane L. Pharo (Seal)
.....(Seal)

STATE OF ALABAMA
..... COUNTY

General Acknowledgment

I, Robbie D. Hobbs, a Notary Public in and for said County, in said State, hereby certify that Richard J. Pharo, Sr. and wife, Jane L. Pharo 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 3rd day of June, A. D. 1975