

This instrument was prepared by

(Name) William B. McCollough, Sr.

(Address) 910 Frank Nelson Building, Birmingham, Alabama, 35203

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 Three Thousand Twenty-seven and 89/100 (\$3,027.89) DOLLARS and the execution of a mortgage in the amount of \$7,413.11, payable in one, two and three years to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~xxx~~ I, Mrs. J. H. Kimbrough, as Executrix of the Estate of Benjamin Thomas Kimbrough, Deceased,

(herein referred to as grantors) do grant, bargain, sell and convey unto Leonard M. Wyatt, Jr., and wife, Gloria B. Wyatt, and G. E. Baucom,

(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 Northwest corner of the Southwest one-fourth of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed East along the North boundary of said quarter section for a distance of 500 feet to the point of beginning. From this beginning point continue East along the North boundary of said quarter section for a distance of 504.3 feet; thence proceed South for a distance of 1641 feet, more or less, to the Northeast corner of the McGinnis property; thence proceed West along the North boundary of the McGinnis property for a distance of 210 feet; thence proceed South along the West boundary of the McGinnis property for a distance of 314.8 feet to a point on the North boundary of the Glaze Ferry Road; thence proceed Southwestwardly along the North boundary of said road for a distance of 330 feet, more or less, to a point that is 500 feet East of the West boundary of said section; thence proceed North parallel to the West boundary of said section for a distance of 2030 feet, more or less, to the point of beginning.

The above described land is located in the Southwest one-fourth of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; and contains 19.7 acres, more or less.

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Shelby Cnty Judge of Probate, AL  
08/07/1975 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 (~~us~~) and for my (~~our~~) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (~~we~~) 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, I have hereunto set my hand(s) and seal(s), this 16<sup>th</sup> day of June, 1975.

WITNESS:

ESTATE OF BENJAMIN THOMAS KIMBROUGH, DECEASED

BY Mrs. J. H. Kimbrough, Executrix

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, Robert A. Muller Sr., a Notary Public in and for said County, in said State, hereby certify that Mrs. J. H. Kimbrough, as Executrix of the Estate of Benjamin Thomas Kimbrough, Deceased, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of June

Robert A. Muller Sr.  
Notary Public.