

(Name) Jim C. Fincher 589
(Address) 407 Woodward Building, Birmingham, Alabama 35203

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 One Dollar & Other Good & Valuable Considerations.... DOLLARS

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

T.L. Adams and wife, Loretta Dean
(herein referred to as grantors) do grant, bargain, sell and convey unto

J.W. Adams and wife, Betty Catherine
(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:

See Exhibit A - Attached

BOOK 295 PAGE 688



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 6th day of November, 1975.

WITNESS:

_____(Seal) T.L. Adams _____(Seal)
_____(Seal) Loretta Dean Adams _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, Carol S. Kinnebrew, a Notary Public in and for said County, in said State, hereby certify that T.L. Adams and wife Loretta Dean Adams 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of November, A. D., 1975.

Carol S. Kinnebrew
Notary Public.

EXHIBIT A

All that part of Fractions K and I of Fractional Section 23, Township 22 South, Range 2 West, Shelby County, Alabama, which lies South and Southwest of the Shelby County Black Top Road, EXCEPT the South 10 acres of said Fraction I.

(Fractions K and I being Fractional SE $\frac{1}{4}$ of said Section 23, Tp 22S, Range 2 West); being more particularly described as follows:

PARCEL TWO: Begin at the Northwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 23, Township 22 South, Range 2 West, Shelby County, Alabama and run in an Easterly direction and along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 456.73 feet to a point on the Southwest right-of-way line of a County Road and a point on a curve running in a Southeasterly direction and to the right having a central angle of 120° 30' 10", a radius of 1392.39 feet and an arc of 303.82 feet; thence from the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section turn an interior angle of 150° 22' 10" to the tangent of the last described curve and continue along the arc of the last described curve and in a Southeasterly direction a distance of 303.82 feet to a point; thence tangent to the last described curve continue in a Southeasterly direction and along the Southwest right-of-way line of said County Road run a distance of 44.80 feet to a point; thence turn an interior angle of 76° 45' 50" and run to the right and in a Southwesterly direction a distance of 868.95 feet to a point on the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence turn an interior angle of 57° 19' 50" and run to the right and in a Northerly direction and along the West line of said $\frac{1}{4}$ $\frac{1}{1}$ Section a distance of 691.07 feet more or less to the point of beginning of the herein described Parcel Two; containing 6.95 acres more or less.

PARCEL THREE: Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 23, Township 22 South, Range 2 West, Shelby County, Alabama and run in a Northerly direction and along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 259.96 feet to the point of beginning of the herein described parcel; thence continuing in a Northerly direction and along the West line of said $\frac{1}{4}$ $\frac{1}{1}$ Section a distance of 214.60 feet to a point; thence turn an interior angle of 122° 40' 10" and run to the right and in a Northeasterly direction a distance of 868.95 feet to a point on the Southwest right-of-way line of a County Road; thence turn an interior angle of 103° 45' 10" and run to the right and in a Southeasterly direction a distance of 448.64 feet to a point; thence turn an interior angle of 62° 49' 10" and run to the right and in a Southwesterly direction a distance of 1123.19 feet more or less to the point of beginning of the herein described Parcel Three; containing 6.95 acres more or less.

As set out and described by that certain survey dated May 12, 1975 by Thomas H. Gachet, Ala., P.E. & L.S. #6207.



19751125000066130 2/2 \$.00
Shelby Cnty Judge of Probate, AL
11/25/1975 12:00:00AM FILED/CERT

JUDGE OF PROBATE

1975 NOV 25 PM 3:47

INSTRUMENT WAS FILED

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

Cornel M. Gachet

BOOK 237 PAGE 689