

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

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 Four Thousand and no/100 DOLLARS

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

Lester B. Clark and wife, Odie L. Clark

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

James Kenneth Spears and wife, Plumer Lee Spears

(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 Northeast corner of Fractional Section 12, T-24-N, R-12-E; thence run South 3 deg. 50 min. 38 sec. East a distance of 1223.18 feet to a point on the West margin of the Chilton County Road and the point of beginning; thence turn an angle of 112 deg. 34 min. 13 sec. to the right and run a distance of 497.44 feet; thence turn an angle of 103 deg. 13 min. to the left and run a distance of 105.00 feet; thence turn an angle of 67 deg. 43 min. 20 sec. to the left and run a distance of 556.78 feet to a point on the west margin of the said Chilton County Road; thence turn an angle of 120 deg. 58 min. 40 sec. to the left and run along said road margin a distance of 204.70 feet to the point of beginning. Situated in Fractional Sec. 12, T-24-N, R-12-E and Sec. 7, T-24-N, R-13-E, St. Stephens Meridian, Shelby County, Alabama.



19760107000001040 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/07/1976 12:00:00AM FILED/CERT

STATE OF ALA. SECTION 66.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1976 JAN -7 AM 10:00
Dead Tax 4.00
Consolidation
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 7th day of January, 19 76.

WITNESS:

(Seal)

(Seal)

(Seal)

Lester B. Clark

(Seal)

Odie L. Clark

(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 Lester B. Clark and wife, Odie L. Clark 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 7th day of January

Conrad M. Fowler, Jr.

Notary Public.