

This instrument was prepared by

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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 (\$4,000.00) -----DOLLARS

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

James Byers Spruell and wife, Harriett Spruell

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

Robert P. Sanders and wife, Donna C. Sanders

(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:

Commencing at the NE corner of the NE 1/4 of the NW 1/4 of Section 33, Township 19 South, Range 2 East and run South 30 deg. West 321.7 feet along the old Coosa Valley Road; run thence along said road South 6 deg. 5' West 84 feet; run thence along said road South 8 deg. East 429.5 feet for point of beginning of lot herein conveyed; run thence South 86 deg. West 170.9 feet; run thence South 83 deg. West 247.7 feet; run thence South 2 deg. East 160 feet; run thence in an easterly direction and parallel with the above described North boundary line 418.6 feet, more or less to the West boundary of the Coosa Valley Road; run thence North 10 deg. West along the West boundary of said Road 160 feet to point of beginning.

Commence at the northwest corenr of NW 1/4 of NE 1/4 of Section 33, Township 19, Range 2 East, run thence South 68 deg. 40' east 136.6 feet to a point on the east side of the right of way of highway; thence south 4 deg. 40' West 515.6 feet; thence south, 85 deg. 20' west crossing the highway 190.6 feet to the east line of old Coosa Valley Road; thence along same south 7 deg. east 136 feet to the south line of a culvert running under said Coosa Valley Road to the point of beginning; thence continue along said road in the same direction 146 feet; thence east 58 feet to the west right of way line of Alabama Highway No. 25; thence north along west right of way line of Alabama Highway No. 25 90 feet to south line of nearest ditch; thence westerly 90 feet to the point of beginning. This contains 1/4 acre, more or less, being situated in the NE 1/4 of NW 1/4 of Section 33, Township 19, Range 2 East, Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL  
01/15/1976 12:00:00AM FILED/CERT

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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 5th day of January, 1976.

WITNESS:

(Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_

*James B Spruell*  
*Harriett G Spruell*

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, the undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that James Byers Spruell and wife, Harriett Spruell 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 5th day of January, A.D. 1976.

Notary Public State of Florida at Large  
My Commission Expires Dec. 21, 1976

*Betty L Donkaiser*  
Notary Public.

1975 JAN 15  
INST. FILED  
STATE OF ALABAMA