

This instrument was prepared by

(Name) Harrison and Conwill, Attorneys

(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.

AGENTS FOR

5053 Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand Dollars and other good and valuable consideration ~~XXXXXX~~

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

Ronald Gene Anderson and wife, Brenda S. Anderson

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

Phillip M. Alford and wife, Carol M. Alford

(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 the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Westerly direction along the North line of said quarter-quarter a distance of 310.00 feet; thence continue on last described course a distance of 130.00 feet; thence turn an angle to the left of 90 deg. 18 min. and run in a Southerly direction a distance of 195.22 feet to its intersection with the Northerly right-of-way line of a public road; thence turn an angle to the left of 88 deg. 57 min. and run in an Easterly direction along the Northerly right-of-way line of said public road a distance of 130.02 feet; thence turn an angle to the left of 91 deg. 03 min. and run in a Northerly direction a distance of 196.92 feet to the point of beginning.

Subject to easements to Alabama Power Company recorded in Deed Book 133, Page 419 and Deed Book 136, Page 308 and restrictions as set out in Schedule "A" of a deed recorded in Deed Book 266, Page 539 in the Probate Office of Shelby County, Alabama.

19760130000005930 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
01/30/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 JAN 30 PM 3:40  
Deed Feb 2000  
Conrad M. Brasher  
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 ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (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 ~~X~~ (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 30th day of January, 1976

WITNESS:

(Seal)

(Seal)

(Seal)

Ronald Gene Anderson (Seal)  
Ronald Gene Anderson

Brenda S. Anderson (Seal)  
Brenda S. Anderson

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Ronald Gene Anderson and wife, Brenda S. Anderson 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 30th day of January, A. D., 1976