

This instrument was prepared by

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(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

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Shelby Cnty Judge of Probate, AL
02/23/1976 12:00:00 AM FILED/CERT

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 Five Hundred and No/100 (\$500.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Evelyn B. Wheeler and husband, Robert Wheeler

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

James Floyd Barnes, Jr. and wife, Alexis Borders Barnes

(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 SE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 24, Township 19 South, Range 1 East; thence run West along the South line of said quarter-quarter section a distance of 316.78 feet to the point of beginning; thence continue in the same direction along said South line a distance of 335.83 feet to the SW corner of the East Half of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 24; thence turn an angle of 91 deg. 27 min. 51 sec. to the right and run along the West line of the East Half of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 400.00 feet; thence turn an angle of 88 deg. 32 min. 21 sec. to the right and run a distance of 336.56 feet; thence turn an angle of 91 deg. 33 min. 55 sec. to the right and run a distance of 400.00 feet to the point of beginning. Situated in the East Half of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 24, Township 19 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated February 17, 1976, subject to easements and rights of way of record.

Also, an easement for a roadway and for utilities to provide ingress and egress to and from the above described parcel and U. S. Highway 280 over and across the following described property: Commence at the SE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Sec. 24, Township 19 South, Range 1 East; thence run West along the said South line of said quarter-quarter section a distance of 316.78 feet; thence turn an angle of 91 deg. 34 min. 07 sec. to the right and run a distance of 400.00 feet to the point of beginning; thence continue in the same direction a distance of 992.54 feet to the South right of way line of U. S. Highway No. 280; thence turn an angle of 53 deg. 31 min. 06 sec. to the right and run along said highway right of way a distance of 18 feet; thence turn an angle of 126 deg. 28 min. 54 sec. to the left and run a distance of 603.63 feet; thence turn an angle of 91 deg. 33 min. 55 sec. to the right and run a distance of 15.00 feet to the point of beginning. Situated in the East Half of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 24, Township 19 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

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 23rd

day of February, 19 76

BOOK 297 PAGE 223
STATE OF ALA. SHELBY COUNTY
INSTRUMENT WAS FILED
1976 FEB 23 AM 10:07
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Evelyn B. Wheeler and husband, Robert Wheeler
whose name S 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 23rd day of February, 1976

Notary Public.