

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys 2867

(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 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,

U. V. Blackerby and wife, Lillie Mae Blackerby

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

James M. Powers and wife, Barbara T. Powers

(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 Southwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East; thence run North along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 438.90 feet to a point on the North R/W line of the Southern Railroad and the point of beginning; thence turn an angle of 70 deg. 09 min. to the right and run along said R/W line a distance of 323.46 feet; thence turn an angle of 101 deg. 32 min. to the left and run a distance of 77.75 feet to a point on the South R/W line of Alabama State Hwy. No. 25; thence turn an angle of 91 deg. 45 min. 07 sec. to the left to the chord of a R/W curve and run along said R/W a chord distance of 314.97 feet; thence turn an angle of 56 deg. 51 min. 53 sec. to the left and run a distance of 4.04 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

19760302000017390 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/02/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAR -2 AM 8:25
Deed Jcl 100
Conrad H. H. H.
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 9th day of September, 1975.

WITNESS:

(Seal)

(Seal)

(Seal)

U. V. Blackerby (Seal)

Lillie Mae Blackerby (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 U. V. Blackerby and wife, Lillie Mae Blackerby 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 9 day of September, A. D., 1975

Frank Ellis
Notary Public.

BOOK 297 PAGE 337