

THIS INSTRUMENT PREPARED BY:

2847
Douglas L. Key
813 3rd Avenue North
Birmingham, AL 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY COUNTY

Know All Men By These Presents,

See Mtg 352-592

That in consideration of Nine-thousand eight-hundred fifty & 00/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Leonard M. Wyatt, Jr. & wife Gloria B. Wyatt & G. E. Baucom & wife Rebecca W. Baucom

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

Palmer A. McGinnis and wife Eddie Mae McGinnis

(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 Northwest corner of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 27, Township 19 South, Range 2 East, run thence East along the North line of said SW $\frac{1}{4}$ a distance of 752.81 feet to the point of beginning; thence turn an angle of 90 degrees 10 minutes to the right and run a distance of 1619.18 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 105.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 378.03 feet to a point on the North Right of Way line of Shelby County Highway No. 62; thence turn an angle of 66 degrees 07 minutes to the left and run along said Highway Right of Way a distance of 156.18 feet; thence turn an angle of 66 degrees 07 minutes to the left and run a distance of 314.80 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 1619.91 feet to a point on the North line of the SW $\frac{1}{4}$ of Section 27; thence turn an angle of 90 degrees 10 minutes to the left and run West along said North line a distance of 252.81 feet to the point of beginning. Situated in the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 27, Township 19 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama.

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19760303000017810 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/03/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAR -3 AM 8:31
Muel Day 1000
Came of McGinnis
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 ~~myself~~ (ourselves) and for ~~my~~ (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:

that ~~X~~ (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, have hereunto set
day of March, 1976.

WITNESS:

hand and seal, this 1st
Leonard M. Wyatt Jr.
Gloria B. Wyatt
G. E. Baucom
Rebecca W. Baucom

State of ALABAMA
SHELBY COUNTY

General Acknowledgement

I, Douglas L. Key, a Notary Public in and for said County, in said State, hereby certify that Leonard M. Wyatt & wife Gloria B. Wyatt & G. E. Baucom & wife Rebecca W. Baucom 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 1st day of March A. D., 19 76

Douglas L. Key

Notary Public