

8228
This instrument was prepared by

(Name) Marie C. Nelson

(Address) 2111 7th Avenue, South

3042

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One dollar and other valuable considerations -----

to the undersigned grantor, Bardan, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Douglas Matlock and wife, Virginia Matlock

(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

SEE ATTACHED DESCRIPTION



19760308000019440 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/08/1976 12:00:00 AM FILED/CERT

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THIS DEED IS GIVEN TO CORRECT VOLUME 291, Page 506.

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Bart Nelson
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of Feb. 19 76

ATTEST:

By Bart Nelson
President

STATE OF Alabama }
COUNTY OF Jefferson

I, a Notary Public in and for said County in said
State, hereby certify that Bart Nelson
whose name as the President of Bardan, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 27th day of February 19 76

Mary Ellen Hodges
Notary Public



Commence at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 16, Township 19 South, Range 2 West; thence from the East line of said quarter-quarter, turn an angle to the left of 44 degrees 09 minutes and run in a Northwesterly direction a distance of 974 feet to the point of beginning; thence turn an angle to the left of 91 degrees 00 minutes and run in a Southwesterly direction a distance of 218.81 feet; thence turn an angle to the right of 91 degrees 21 minutes and run in a Northwesterly direction a distance of 381.79 feet; thence turn an angle to the right of 49 degrees 15 minutes 24 seconds and run in a Northerly direction a distance of 99.61 feet; thence turn an angle to the left of 43 degrees 56 minutes 06 seconds and run in a Northwesterly direction a distance of 297.93 feet to it's intersection with the southeast right of way line of Valley Dale Road; thence turn an angle to the right of 65 degrees 14 minutes 45 seconds and run in a Northeasterly direction along the Southeasterly right of way line of Valley Dale Road a distance of 22.02 feet; thence turn an angle to the right of 65 degrees 14 minutes 45 seconds and run in a southeasterly direction a distance of 297.81 feet; thence turn an angle to the right of 48 degrees 56 minutes 06 seconds and run in a southerly direction a distance of 99.53 feet; thence turn an angle to the left of 49 degrees 15 minutes 24 seconds and run in a South-easterly direction a distance of 222.73 feet; thence turn an angle to the left of 91 degrees 21 minutes and run in a Northeasterly direction a distance of 197.39 feet; thence turn an angle to the right of 91 degrees 00 minutes and run in a Southeasterly direction a distance of 149.31 feet to the point of beginning. Situated in Shelby County, Alabama.

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19760308000019440 2/2 \$.00
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JUDGE OF PROBATE

Conrad M. B. Butler

1976 MAR -8 AM 10:58

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED