

(Name) Ellis Rich 3068

(Address)

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Shelby Cnty Judge of Probate, AL
03/09/1976 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 Ten Dollars and other valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Clyde M. Sharpe and wife, Anne A. Sharpe

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

Wilburn F. Baldwin and wife, Margaret S. Baldwin

(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:

A part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 16, Township 19, Range 2 West, and being more particularly described as follows; commence at the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section thence east along the south line of same a distance of 710.00 ft. thence 64°46' to the left a distance of 969.30 ft. thence 74°52' to the left a distance of 333.60 ft. thence 90°00' to the left a distance of 350.0 ft. to the point of beginning of tract herein described; thence continue along the last named course a distance of 81.40 ft. thence 52°41' to the left a distance of 260.53 ft. to a point on a curve to the left having a central angle of 55°53' a radius of 158.50 ft. thence to the left along the arc of said curve a distance of 125.50 ft. to the point of tangent thence along said tangent a distance of 86.15 ft. thence 65°05' to the left a distance of 204.30 ft. to the point of beginning.

Use of the above described property is restricted to residential use only and the residence constructed on the above described property must contain a minimum of 1500 square feet of finished floor space, and no house trailer shall be located on the above described property.

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, have hereunto set hand(s) and seal(s), this

day of March, 1976

WITNESS:

(Seal)

(Seal)

(Seal)

Clyde M. Sharpe (Seal)

Anne A. Sharpe (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 Clyde M. Sharpe and wife, Anne A. Sharpe 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of March A. D., 1976

Notary Public.