

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

3179

(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 FIFTEEN THOUSAND & NO/100 (\$15,000.00) DOLLARS

See Mtg 352-813

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert R. Hardy and wife, Nellie Jack Hardy
(herein referred to as grantors) do grant, bargain, sell and convey unto

Danny Morgan Blackwell and wife, Vonda Dale Blackwell

(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 Northeast corner of Section 31, Township 21 South, Range 1 East; thence run West along the North line of said Section a distance of 820.47 feet to a point on the Southwest right of way line of Shelby County Highway #28; thence turn an angle of 139 deg. 06 min. to the left and run along said right of way of Shelby County Highway #28 a distance of 208.71 feet to the point of beginning; thence continue in the same direction a distance of 414.59 feet; thence turn an angle of 91 deg. 30 min. to the right and run a distance or 420.00 feet; thence turn an angle of 89 deg. 00 min. to the right and run a distance of 447.62 feet; thence turn an angle of 100 deg. 04 min. to the right and run a distance of 240.00 feet; thence turn an angle of 10 deg. 34 min. to the left and run a distance of 180.00 feet to the point of beginning. Situated in the NE 1/4 of Section 31, Township 21 South, Range 1 East, Shelby County, Alabama. Minerals and mining rights excepted.



19760315000021590 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/15/1976 01:00:00 AM FILED/CERT

JUDGE OF PROBATE

Conrad J. Johnson

Recd Feb 1976

1976 MAR 15 AM 11:20

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

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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 12th day of March, 1976.

WITNESS:

[Signatures of witnesses] (Seal)

[Signatures of Robert R. Hardy and Nellie Jack Hardy] (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 Robert R. Hardy and wife, Nellie Jack Hardy 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 12th day of March, A. D., 1976.

[Signature of Brenda Faye Pate] Notary Public.

My Commission Expires April 15, 1979