

This instrument was prepared by

(Name) Larry L. Halcomb % SEIER & HALCOMB

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten dollars and other valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mark G. Noel & wife, Milner S. Noel; Frank A. Nix & wife, Marjorie Kay Nix; Sims R. Beavers & wife, Ann T. Beavers

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

Sims R. Beavers & Ann T. Beavers

(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 Southwest One-Quarter of Section 22, Township 19 South, Range 2 West; thence run East along the North line of said Southwest One-Quarter a distance of 649.8 feet; thence turn an angle to the right of 87 degrees, 46 minutes, 30 seconds and run in a Southerly direction for a distance of 127.36 feet to the point of beginning; from point of beginning thus obtained, thence continue along last described course for a distance of 254.72 feet; thence turn an angle of 92 degrees, 13 minutes, 30 seconds to the right and run in a Westerly direction for a distance of 306.28 feet, more or less, to the East right-of-way boundary of Cherokee Trail; thence run in a Northerly direction along the East right-of-way line of Cherokee Trail to a point 127.36 feet Southerly of the North line of the Southwest One-Quarter of Section 22, Township 19 South, Range 2 West; thence run in an Easterly direction parallel with said North line of the Southwest One-Quarter for a distance of 308.48 feet to the point of beginning.

19760510000041800 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/10/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAY 10 AM 7:27
Deed 44300
Coram 11/3/76
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 (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 7 day of May, 1976.

WITNESS:

Mark G. Noel (Seal)
Milner S. Noel (Seal)
Frank A. Nix (Seal)

Marjorie Kay Nix (Seal)
Sims R. Beavers (Seal)
Ann T. Beavers (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 Mark G. Noel & wife, Milner S. Noel; Frank A. Nix & wife, Marjorie Kay Nix; and** 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 7 day of May, A. D. 1976

** Sims R. Beavers & wife, Ann T. Beavers

Notary Public

My Commission Expires January 23, 1978