

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen Thousand, Eighty-seven and no/100 (\$16,087.00) Dollars

to the undersigned grantor, Baker Dairy Farms, 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

James L. Leach and wife, Beverly D. Leach

(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 NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Sec. 1, T-22-S, R-3-W, thence run East along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 731.93 feet; thence turn an angle of 104 deg. 22 min. 56 sec. to the right and run a distance of 280.00 feet to the point of beginning; thence continue in the same direction a distance of 302.15 feet to a point on the Northeast R/W line of Shelby County Hwy. No. 22, thence turn an angle of 72 deg. 28 min. 45 sec. to the left to the tangent of a R/W curve and run along said curve (whose Delta Angle is 4 deg. 16 min. 03 sec. to the left, Radius is 6,114.82 feet, Tangent is 227.82 feet, Length of Arc is 455.43 feet); thence continue along said R/W a distance of 143.21 feet; thence turn an angle of 87 deg. 59 min. 13 sec. to the left and run a distance of 121.41 feet; thence turn an angle of 19 deg. 36 min. 45 sec. to the left and run a distance of 177.60 feet; thence turn an angle of 51 deg. 36 min. 19 sec. to the left and run a distance of 142.13 feet; thence turn an angle of 51 deg. 44 min. 19 sec. to the right and run a distance of 89.76 feet; thence turn an angle of 86 deg. 20 min. 54 sec. to the left and run a distance of 474.38 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Sec. 1, T-22-S, R-3-W, Huntsville Meridian, Shelby County, Alabama, and containing 4.95 acres

Also, an easement for driveway described as: Fifteen feet on either side of a center-line described as follows: Commence at the Northwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Sec. 1, T-22-S, R-3-W, thence run East along the North line of the said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 731.93 feet; thence turn an angle of 104 deg. 22 min. 56 sec. to the right and run a distance of 110.00 feet to the point of beginning; thence continue in the same direction a distance of 472.15 feet to a point on the Northeast R/W line of Shelby County Hwy. No. 22, and the point of ending. Situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 1, T-22-S, R-3-W, Huntsville Meridian, Shelby County, Alabama.

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 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 encumbrances, unless otherwise noted above, 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, Frank Thomas Baker who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21 day of May 1976

ATTEST:

Jennie R. Baker
Jennie R. Baker Secretary

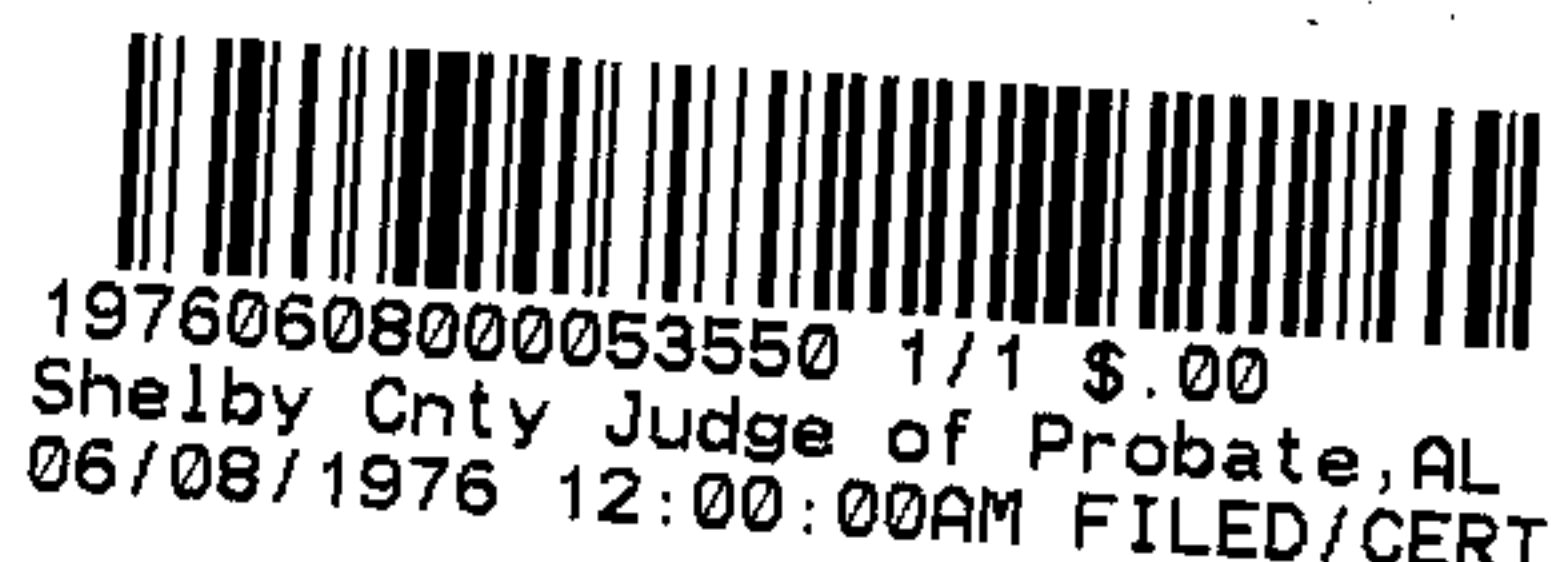
By Frank Thomas Baker
Frank Thomas Baker President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned
State, hereby certify that Frank Thomas Baker
whose name as President of Baker Dairy Farms, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that he
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 21 day of May 1976

Notary Public



5852

mtg 355-225

BOOK 299 PAGE 210

STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THAT THIS
INSTRUMENT WAS FILED
JUN - 8 AM 7:50
1976
JUDGE PROBATE
Conrad H. Humber