

This instrument 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 Four Thousand, Eight Hundred and Twenty-Five and no/100 (\$4,825.00) 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 V. Terrell and wife, Carolyn Terrell

(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 to the point of beginning; thence continue East along the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 584.76 feet to the Northeast corner of said  $\frac{1}{4}$   $\frac{1}{4}$  Section; thence turn an angle of 87 deg. 48 min. 42 sec. to the right and run a distance of 46.35 feet; thence turn an angle of 75 deg. 27 min. 40 sec. to the right and run a distance of 76.20 feet; thence turn an angle of 50 deg. 34 min. 51 sec. to the left and run a distance of 52.01 feet; thence turn an angle of 67 deg. 36 min. 55 sec. to the right and run a distance of 28.28 feet; thence turn an angle of 45 deg. 00 min. 01 sec. to the left and run a distance of 40.70 feet; thence turn an angle of 34 deg. 34 min. 35 sec. to the left and run a distance of 30.00 feet; thence turn an angle of 84 deg. 00 min. 22 sec. to the right and run a distance of 467.06 feet; thence turn an angle of 99 deg. 38 min. 44 sec. to the right and run a distance of 140.00 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 1.93 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.

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Shelby Cnty Judge of Probate, AL  
06/08/1976 12:00:00AM FILED/CERT

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:

BAKER DAIRY FARMS, INC.

Jennie R. Baker  
Jennie R. Baker

Secretary

By Frank Thomas Baker  
Frank Thomas Baker

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, 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 21 day of

May 19 76.

Notary Public