

(Name) Harrison and Conwill

(Address) Columbiana, Alabama

6512

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John Beaty and wife, Pansy Beaty

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

William G. Cox and Daisy B. Cox

(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:

Begin at the northeast corner of Section 5, Township 24 North, Range 13 East, thence in a southerly direction along the east boundary of said Section a distance of 1546.84 feet, more or less to intersection with the centerline of right-of-way of Southern Railroad; (the next four courses are along said centerline) thence turn 90 deg. and 57 min. to the right in a westerly direction 503.19 feet to point of beginning of the arc of a curve turning to the right, tangent to said straight line, having a central angle of 3 deg. 55 min. having a radius of 2886.98 feet and a chord of 197.24 feet in length; thence westerly and northwesterly along said arc 197.35 feet to the point of beginning; thence continue along same curve turning to the right, having a central angle of 11 deg. 19 min., having a radius of 2886.98 feet and a chord of 569.29 feet in length; thence northwesterly along said arc 570.22 feet; thence northwesterly along a line tangent to said arc 70.44 feet to intersection with the centerline of an old road, said intersection being in the arc of a curve; turning to the right, having a central angle of 61 deg. and 34 min, having a radius of 170.97 feet and a chord 175.0 feet in length, said chord forming an angle of 113 deg. and 14 min. to the right from the last mentioned course having a length of 70.44 feet; (the next two courses are along said centerline of old road) thence northeasterly along said arc 183.71 feet; thence northeasterly along a line tangent to said arc 511.46 feet; thence turn 109 deg. and 48 min. to the right in a southerly direction 426.77 feet, more or less, to the point of beginning.

19760702000061790 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/02/1976 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 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 2nd day of July, 1976.

WITNESS:

STATE OF ALABAMA, SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED
1976 JUL -2 PM 12:44
Deed Book 450
Conceded by Probate
JUDGE OF PROBATE
(Seal)
(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 John Beaty and wife, Pansy Beaty 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 2nd day of July, A. D., 1976

Martha B. Jaeger
Notary Public.

BOOK 299 PAGE 629