

This instrument was prepared by

(Name) D. O. Harden

(Address) 524 North 21st Street, Birmingham, Ala...

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 Ten Thousand and No/100 (\$10,000.00) DOLLARS and the execution of a purchase money mortgage in the principal amount of \$18,697.11 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert L. Robinson and wife, Phoebe D. Robinson, and D. O. Harden and wife Gertrude A. Harden (herein referred to as grantors) do grant, bargain, sell and convey unto

A. W. Little and wife, Fern Little

(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:

For Legal Description, see EXHIBIT "A" attached hereto and made a part hereof.

Subject to recorded easements, rights-of-way, restrictions and mineral and mining rights not owned by Grantors.



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Shelby Cnty Judge of Probate, AL
07/23/1976 12:00:00AM FILED/CERT

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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 ~~K~~(we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 23rd day of April, 1976.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Robert L. Robinson (Seal)
Phoebe D. Robinson (Seal)
D. O. Harden (Seal)
Gertrude A. Harden (Seal)
Gertrude A. Harden
General Acknowledgment

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L. Robinson and wife, Phoebe D. Robinson and D. O. Harden and wife, Gertrude A. Harden 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 23rd day of April, A. D., 1976.

EXHIBIT "A"

All of the S 1/2 of the NE 1/4 of the SE 1/4; also a part of the SE 1/4 of the SE 1/4 of Section 24, Township 20 South, Range 1 West described as: Beginning at the NE corner of the SE 1/4 of the SE 1/4; thence run South along the East line of said 1/4-1/4 section a distance of 339.22 feet to a county gravel road; thence turn an angle of 105° 44' to the right and run along said county gravel road a distance of 338.12 feet; thence turn an angle of 26° 15' 57" to the left and run along said county gravel road a distance of 288.67 feet; thence turn an angle of 5° 18' to the left and run along said county gravel road a distance of 288.35 feet; thence turn an angle of 10° 22' to the right and run along said county gravel road a distance of 168.80 feet; thence turn an angle of 20° 58' to the right and run along said county gravel road a distance of 280.34 feet; thence turn an angle of 47° 44' to the right and run along said county gravel road a distance of 32.83 feet to the west line of the SE 1/4 of the SE 1/4 of said Section 24; thence turn an angle of 26° 45' 54" to the right and run along said west line a distance of 296.91 feet to the northwest corner of said 1/4-1/4 section; thence turn an angle of 88° 7' 35" to the right and run East along the north line of said 1/4-1/4 section a distance of 1340.46 feet to the point of beginning, situated in the S 1/2 of the NE 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 24, Township 20 South, Range 1 West, Shelby County, Alabama, and containing 31.75 acres more or less.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUL 23 PM 2:27
Deed 24 1000
Corrigan, M. J. & Co.
JUDGE OF PROBATE