

This instrument was prepared by

(Name) Delia Gulino

(Address) Route 1, Box 479, Helena, Alabama 35080.

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWELVE THOUSAND, FIVE HUNDRED ONLY-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

LAURENCE WILLIAM CHURCH AND WIFE, BRENDA M. CHURCH

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

JAMES A. GRANT AND WIFE, DIANE G. GRANT

19760729000070920 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/29/1976 12:00:00AM FILED/CERT

(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: A tract of land described as follows: Begin at the Northeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 20 South, Range 1 West; thence run northerly along the east boundary line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said section for 120'; thence turn an angle of 91° 10' 35" to the left and run Westerly 332.11'; thence turn an angle of 88° 33' to the left and run Southerly 613.41'; thence turn an angle of 31° 52' 30" to the right and run Southwesterly, 193.44'; thence turn an angle of 115° 42' 15" to the left and run Southeasterly 440.71', more or less, to a point on the east boundary line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 20 South, Range 1 West; thence turn an angle of 96° 26' 40" to the left and run Northerly along the east boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, 713.48' to the point of beginning. This land being parts of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 20 South, Range 1 West, and being 6.7 acres, more or less; and a non-exclusive easement for recreational purposes only in, on and over that body of water abutting the herein above described property and being further described as follows: a lake consisting of approximately 9 acres in surface area located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 20 South, Range 1 West; Also a non-exclusive easement for ingress and egress more particularly described as follows: From the Northeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 20 South, Range 1 West run Southerly along the east boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 713.48' to point of beginning of a 20' easement; thence continue southerly along last said course 354.52', along the east side of said 20' easement; thence turn an angle of 88° 48' to the right then run Westerly along the south side of a 20' easement to the east boundary line of Shelby County Highway #447. The above described land being an easement 20' in width for the purpose of a roadway for ingress and egress. Minerals and mining rights excepted. Subject to: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed 167, Page 399 and Deed 227, Page 700.

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 7th day of July, 1976.

STATE OF ALABAMA
SHELBY COUNTY
1976 JUL 29 PM 8:43
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laurence William Church and wife, Brenda M. Church 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of July, A. D., 1976.

Laurence W. Church
Notary Public.