

This instrument was prepared by

(Name) Richard W. Bell, Bell, Johnson & Hill, Attorneys at Law

(Address) P. O. Box 427, Pelham, Alabama 35124 8743

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 Thirty-five thousand five hundred and no/100(\$35,500.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ronald Jackson Albright and wife, Lynda D. Albright,

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

Larry E. Cain and wife, Jane R. Cain,

(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:

Part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, T-22-S, R-3-W, more particularly described as follows:

Begin at the SW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, T-22-S, R-3-W, and run Northerly along the West side of said $\frac{1}{4}$ - $\frac{1}{4}$ for 56.04 feet; then turn an angle of 106 deg. 42' 20" to the right and run Southeasterly for 29.92 feet to a point on the East 60-foot right of way of Shelby County Road No. 107, this point being the point of beginning; thence continue along the same line Southeasterly for 123.42 feet to a point on the North side of a gravel access road (F. Albright House); then turn an angle of 39 deg. 35' 32" to the left and run Northeasterly for 56.64 feet; then turn an angle of 66 deg. 35' 36" to the left and run Northerly for 306.95 feet; then turn an angle of 91 deg. 39' 23" to the left and run Westerly for 178.98 feet to a point on the East 60-foot right of way of said road No. 107; thence turn an angle of 90 deg. 00' 00" to the left and run Southerly for 290.00 feet (along the East R.O.W. of said Road #107) back to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1976 and subsequent years.

2. Right of way to Shelby County, according to Deed Book 244, Page

-----CONTINUED ON REVERSE SIDE HEREOF-----

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 23rd day of SEPTEMBER, 1976.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Ronald Jackson Albright (Seal)

Lynda D. Albright (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 Ronald Jackson Albright and wife, Lynda D. Albright, whose name S 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of September, A. D., 1976

Richard W. Bell

Notary Public.

485, in said Probate Office.

3. Any part of the subject property which lies in the North half of the parcel of property described in Deed Book 300, Page 766, in said Probate Office.

4. Transmission line permit to Alabama Power Company as recorded in Deed Book 130 page 77 and Deed Book 142 page 421.

BOOK 301 PAGE 83

19760924000091540 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/24/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 SEP 24 AM 9:36
Deed Bk 3550
Clarence M. Johnson
JUDGE OF PROBATE

*See Johnson will
pg 427*

RETURN TO *Bellevue 3512C*

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

35.50
3.00
1.00

39.50

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.