

This instrument was prepared by

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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,

226

That in consideration of Twenty Six Thousand and no/100ths----- DOLLARS

See Mtg # 358-542

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

George Dunaway, a single man, and John Winfrey, a single man

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

J. Wayne Russell and wife, Mary L. Russell

(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:

From the NW corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, run Easterly along the North boundary line of the said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, for 1106.12 feet, more or less, to a point on the West right-of-way line of the New Fungo Road; thence turn an angle of 141 deg. 13' to the right and run Southwesterly 505.6 feet to a point on the West right-of-way line of the said New Fungo Road for the point of beginning of the land herein described; thence turn an angle of 81 deg. 36' to the right and run Northwesterly 200.0 feet; thence turn an angle of 91 deg. 13' to the left and run Southwesterly 187.87 feet; thence turn an angle of 88 deg. 47' to the left and run Southeasterly 200.0 feet, more or less, to a point on the West R.O.W. line of the New Fungo Road; thence turn an angle of 91 deg. 13' to the left and run Northeasterly along the West right-of-way line of the said New Fungo Road 187.87 feet, more or less, to the point of beginning. This land being a part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, and being 0.86 acres, more or less.

Situated in Shelby County, Alabama.

19761008000096120 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/08/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 OCT -8 AM 10:44
Deed Book 600
Cora J. McArthur
JUDGE OF PROBATE

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 ~~X~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~K~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~K~~ (we) have a good right to sell and convey the same as aforesaid; that ~~XX~~ (we) will and ~~XX~~ (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 6th day of October, 1976

WITNESS:

(Seal)

(Seal)

(Seal)

George Dunaway

John Winfrey

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____, a single man, and John Winfrey, a single man, _____, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this _____ day of _____, 1976, being informed of the contents of the conveyance, their _____ executed the same voluntarily.

Given under my hand and official seal this 6th day of October, A. D., 1976

Notary Public