

This instrument was prepared by

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(Address) P. O. Box 1227, Columbiana, Alabama 35051

8729

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,

626

That in consideration of One Thousand and No/100 (\$1,000.00) DOLLARS and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JACK MCLEOD NIX, a widower,

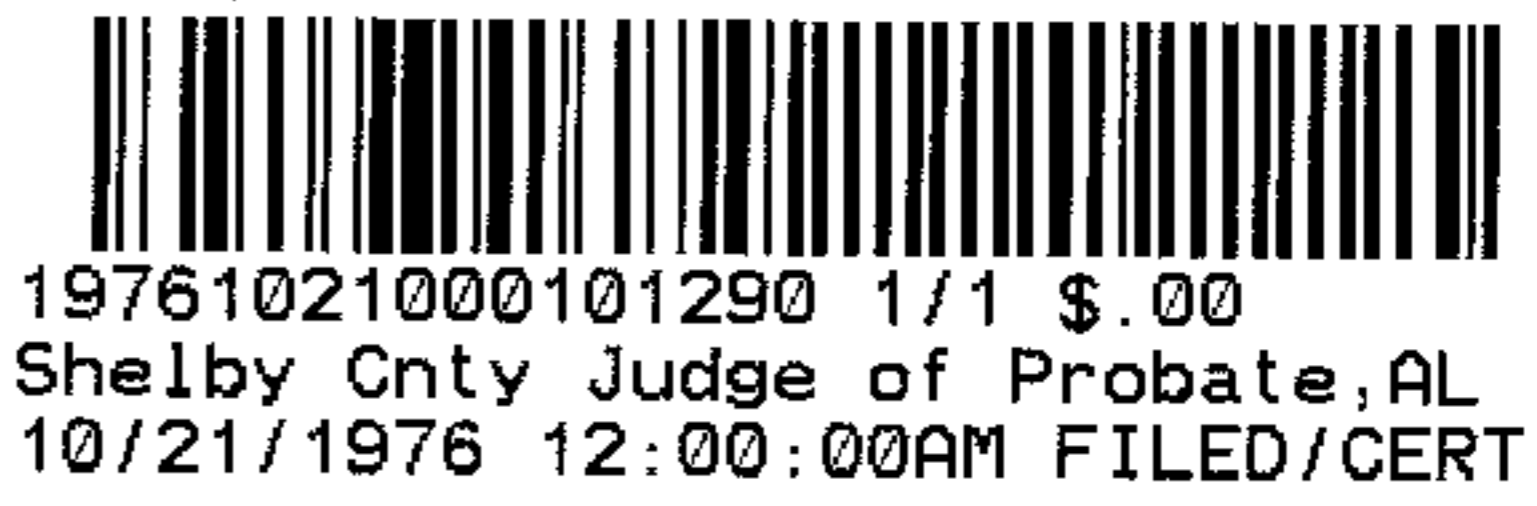
(herein referred to as grantors) do grant, bargain, sell and convey unto

ROBERT CECIL DYER and wife, EVA IRENE M. DYER,

(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 Southwest corner of the S 1/2 of the NE 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence in an Easterly direction along the South boundary of said half-quarter Section 799.00 feet to the point of beginning; thence continue in an Easterly direction 231.00 feet; thence turn 94 degrees and 18 minutes to the right in a Southwesterly direction 80.00 feet; thence turn 94 degrees and 18 minutes to the left in an Easterly direction 100.00 feet; thence turn 94 degrees and 18 minutes to the right in a Southwesterly direction 495.99 feet; thence turn 14 degrees and 45 minutes to the right in a Southwesterly direction 75.75 feet; thence turn 72 degrees and 48 minutes to the left in a Southeasterly direction 198.00 feet to intersection with the Northwest right-of-way boundary of U. S. Highway #231; thence turn 91 degrees and 37 minutes to the left in a Northeasterly direction along said Northwest right-of-way boundary 275.39 feet; thence turn 17 degrees and 38 minutes to the left in a Northeasterly direction along the Northwest right-of-way boundary of Shelby County Highway #83 a distance of 183.75 feet; thence turn 96 degrees and 50 minutes to the left in a Northwesterly direction along the Southwest boundary of the J. C. Dyer property 195.52 feet; thence turn 81 degrees and 39 minutes to the right in a Northeasterly direction along the Northwest boundary of said J. C. Dyer property 312.80 feet; thence turn 97 degrees and 35 minutes to the left in a Northwesterly direction along the Southwest of the Arthur I. Brooks property 90.30 feet; thence turn 90 degrees and 00 minutes to the right in a Northeasterly direction along the Northwest boundary of said Arthur I. Brooks property 237.80 feet; thence turn 95 degrees and 30 minutes to the left in a Northwesterly direction 380.40 feet (said coarse being in part along the South boundary of the C. M. Jones and Oburea Dyer Jones property); thence turn 96 degrees and 40 minutes to the left in a Southerly direction 55.50 feet; thence turn 30 degrees and 52 minutes to the right in a Southwesterly direction 226.39 feet, more or less, to the point of beginning, containing 6.31 acres, more or less, and being situated in the S 1/2 of the NE 1/4 and in the N 1/2 of the SE 1/4 of said Section 28.



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, I have hereunto set my hand(s) and seal(s), this 20th

day of September, 1976.

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STATE OF ALABAMA SHELBY COUNTY INSTRUMENT WAS FILED 1976 SEP 23 PM 3:14 Seal of Judge of Probate

Jack McLeod Nix (Seal)

General Acknowledgment

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jack McLeod Nix, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he executed the same voluntarily on the day same bears date.

I have hereunto set my hand and official seal this 20th day of September, A. D., 1976.

Notary Public My Commission Expires March 10, 1978

1976 OCT 21 PM 3:02 INSTRUMENT WAS FILED STATE OF ALABAMA SHELBY COUNTY