

This instrument was prepared by

1957

(Name) Larry L. Halcomb, SEIER & HALCOMB, Attorneys at Law

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

19761209000119030 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/09/1976 12:00:00 AM FILED/CERT

Form 1-15 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 Twenty seven thousand five hundred and no/100 (\$27,500.00) DOLLARS

See Mtg 360-340

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

Aubrey F. Arnett and wife, Ellen M. Arnett
(herein referred to as grantors) do grant, bargain, sell and convey unto
Jerry Ryan Acton and Jeanne R. Acton

(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 Southeast quarter of Northeast quarter of Section 35, Township 20 South, Range, 3 west Shelby County, Alabama. Being more particular described as follows: From Southwest corner of said quarter-quarter Section run in a Easterly direction along South line of said quarter-quarter Section for a distance of 342.60 feet, thence turn an angle to the left of 70 deg. 33 min. 40 sec. and run in a Northeasterly direction for a distance of 192.00 feet, thence turn an angle to the left of 2 deg. 05 min. and run in a Northeasterly direction for a distance of 25.0 feet to an existing iron pen. Said point being a point of beginning of the land herein described, thence continue along the last mentioned course for a distance of 150.00 feet (measure 149.81 feet) to existing iron pen, thence turn an angle to the right of 84 deg. 28 min. and run in Southeasterly direction for a distance of 230.84 feet to a point on the West line of South Bound L & N Railroad right-of-way said point being 317.00 feet measure along said West right-of-way line North of its intersection with the South line of said quarter-quarter Section, thence turn an angle to the right of 95 deg. 41.5 min. and run in Southwesterly direction along the chord of a curve to the right for a distance of 125.0 feet said curve being the common boundary between said Railroad right-of-way and the property herein described, thence turn an angle to the right 78 deg. 12.5 min. from a Southwesterly extension of said chord and run in a Northwesterly direction for a distance of 234.23 feet, more or less, to the point of beginning containing 0.724 acres, more or less.

Situated in Shelby County, Alabama.

Subject to taxes for 1977.

Subject to transmission line permit to Alabama Power Company of record.

\$27,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 ~~ourselves~~ (ourselves) and for ~~our~~ (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 ~~our~~ (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 8th day of December, 1976

WITNESS:

STATE OF ALABAMA
INSTITUTIONAL INVESTMENT
1976 DEC 9 AM 8:30
Deed Book
Counsel
JUDGE OF PROBATE

Aubrey F. Arnett
AUBREY F. ARNETT (Seal)

ELLEN M. ARNETT
Ellen M. Arnett (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

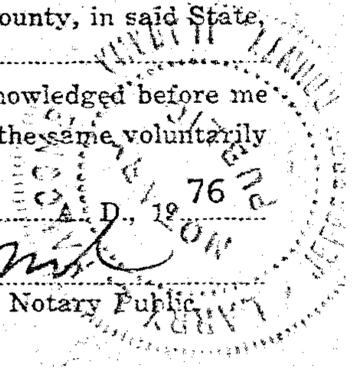
I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Aubrey F. Arnett and wife, Ellen M. Arnett whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of December

My Commission Expires January 23, 1978

LARRY L. HALCOMB

Notary Public



BOOK 352 PAGE 520