

(Name) Harrison and Conwill

(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,



19770105000001430 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
01/05/1977 12:00:00AM FILED/CERT

That in consideration of Ten and no/100 ----- 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,  
H. R. Ashworth and wife, Mary Ashworth

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

Charles M. Ashworth and wife, Carla J. Ashworth

(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:

Lots 11, 12 and 13 of Block 1 of Sunrise Subdivision as recorded in the Probate  
Office of Shelby County, Alabama, in Map Book 3, page 67, less and except that  
portion of the above described property as condemned in tract No. 24 of State  
of Alabama Highway Project No. F-214(19) as recorded in said Probate Office.

Said exception being more particularly described as follows:

A part of Lots 11 and 12, Block 1 according to the Sunrise Subdivision, the map  
or plat of which is recorded in Map Book 3, Page 67 in the Probate Office of  
Shelby County and being more fully described as follows: Commencing at the  
northeast corner of said Lot 11; thence westerly along the north line of said  
Lot 11, a distance of 53 feet, more or less, to a point that is 150 feet north-  
easterly of and at right angles to the centerline of Project No. F-214(19) and  
the point of beginning of the property herein described; thence southeasterly  
along a curve to the left (concave northeasterly) having a radius of 2714.79  
feet, parallel to the centerline of said project, a distance of 149 feet, more  
or less, to a point that is 150 feet northeasterly of and at right angles to the  
centerline of said project at Station 323+00; thence northeasterly along a  
straight line, a distance of 88 feet, more or less, to a point on the present  
northwest right-of-way line of Seven Barks Road that is northwesterly of and at  
right angles to the traverse of said road at Station 17+00; thence southwesterly  
along said present northwest right-of-way line, a distance of 205 feet, more or  
less, to the present northeast right-of-way line of U. S. Highway No. 280; thence  
northwesterly along said present northeast right-of-way line, a distance of 280  
feet to the north line of said Lot 11; thence easterly along the north line of  
said Lot 11, a distance of 109 feet, more or less, to the point of beginning and  
containing 0.55 acres, more or less.

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 12<sup>th</sup>  
day of December, 1975.

WITNESS:  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

H. R. Ashworth  
\_\_\_\_\_  
(Seal)  
H. R. Ashworth  
Mary Ashworth  
\_\_\_\_\_  
(Seal)  
Mary Ashworth  
\_\_\_\_\_  
(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 H. R. Ashworth and wife, Mary Ashworth  
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 executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of December, A. D. 1975.

\_\_\_\_\_  
Notary Public.