

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

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

5216
KNOW ALL MEN BY THESE PRESENTS,

12,000

That in consideration of the assumption and agreement to pay a note and mortgage payable to E. R. Norman, Jr. and the sum of One and No/100 (\$1.00) Dollar, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James D. Seaman and wife, Janet Seaman (herein referred to as grantors) do grant, bargain, sell and convey unto

Laurel S. Argo and husband, James D. Argo

(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:

A parcel of land situated in the SE¼ of Section 16, Township 22 South, Range 3 West described as follows:

Commence at the Southeast corner of Section 16 and go North 1 deg. 05 min. West along the East boundary of said section for 670.35 feet; thence West for 256.67 feet to the point of beginning; thence continue along this line for 400.00 feet; thence North 1 deg. 46 min. West for 631.70 feet; thence North 54 deg. 09 min. East for 289.09 feet; thence South 70 deg. 15 min. East for 171.73 feet; thence South 1 deg. 46 min. East for 743.30 feet to the point of beginning, containing 6.76 acres, more or less, according to survey of James A. Riggins, Registered Land Surveyor, dated August 2, 1976.

Subject to easements and rights of way of record.

19770131000008790 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/31/1977 12:00:00AM FILED/CERT

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 5th day of August, 1976.

WITNESS:

STATE OF ALABAMA
SHELBY COUNTY
JAN 31 PM 4:17
INSTRUMENT WAS FILED
SHELBY COUNTY

James D. Seaman (Seal)
Janet Seaman (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Seaman and wife, Janet Seaman 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 5th day of August, A. D., 1976

Notary Public

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