

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,

That in consideration of ONE DOLLAR AND LOVE AND AFFECTION DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Carl E. Bird and wife, Cherovise M. Bird
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jimmy Randall Spates and Selena Yvette Bird
(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 one acre of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 29, Township 19, Range 2 East, more particularly described as follows: Begin at the Southwest corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 29 and thence proceed in an easterly direction along the south line of said forty and extension thereof a distance of 1470 feet to the point of beginning; thence proceed in an easterly direction along the south line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 29, 210 feet to a point; thence proceed in a northerly direction and perpendicular with said south line, 210 feet to a point; thence proceed in a westerly direction and parallel with said south line, 210 feet to point; thence proceed in a southerly direction and perpendicular to said south line, 210 feet to the point of beginning, situated in Shelby County, Alabama.

The land herein described is the same land conveyed to Floyd P. Bird by Item Nine of the Will of John R. Bird, deceased, record of which appears in the Probate Office of Shelby County, Alabama, in Will record 6 at page 344.

This conveyance is subject to a 12 foot right-of-way across the north end of said acre as specified in Item 13 of the Will mentioned above.

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Shelby Cnty Judge of Probate, AL
02/07/1977 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 day of 1977.

WITNESS:

(Seal) _____
(Seal) _____
(Seal) _____

Carl E. Bird (Seal)
Cherovise M. Bird (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carl E. Bird and wife, Cherovise M. Bird 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 31 day of

General Acknowledgment
Notary Public
A. D., 1977
Com. Expires, May 15, 1980