

This instrument prepared by
(Name) Harrison and Conwill
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Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
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.

That in consideration of One Thousand 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,
A. Dixon Corder and wife, Kaye J. Corder
(herein referred to as grantors) do grant, bargain, sell and convey unto

Gary W. Tate and Peggy Jo Tate
(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:

BOOK JU4 PAGE 14

Commence at a point on the East 40 foot right-of-way line of the L & N Railroad Company,
being marked by an iron pipe and which is the Northwest corner of Alfred McClanahan
property and run thence North 23 deg. 54 min. West along the Easterly R.O.W. line of said
Railroad a distance of 1148.59 feet to the point of beginning of the lot herein conveyed;
thence continue in the same Northerly direction along said R.O.W. of said Railroad a
distance of 215 feet; thence turn an angle of 90 deg. 00 min. to the right and run a
distance of 73.04 feet to the East R.O.W. line of the Columbiana-Shelby Hwy.; thence turn
an angle of 81 deg. 42 min. 11 sec. to the right and run along said R.O.W. line a distance
of 217.43 feet; thence turn an angle of 98 deg. 17 min. 49 sec. to the right and run a
distance of 105.49 feet to the point of beginning. Being situated in the SW¹/₄ of Section
36, Township 21 South, Range 1 West.

19770304000019810 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/04/1977 12:00:00AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.
IN WITNESS WHEREOF, I, JUDGE OF PROBATE, have signed this
instrument and seal of said County, this 4th day of March, 1977.
Dd. Jay 1.00 Rec. 1.50
1977 MAR 4 PH 3:45 Ind 1.00
Thomas A. Snowden, Jr. JUDGE OF PROBATE \$3.50

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 4th day of March, 1977.

WITNESS:

(Seal)
(Seal)
(Seal)

A. Dixon Corder (Seal)
Kaye J. Corder (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State,
hereby certify that, A. Dixon Corder and wife, Kaye J. Corder
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 4th day of March, A. D., 1977.
Martha B. Joiner
Notary Public.