

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler 6382

(Address) Columbiana, Alabama 35051

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 HUNDRED DOLLARS & other good and valuable consideration XXXXXXS
7 000

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

Claude Carden and wife, Dessel Carden

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

George S. Bailey and wife, Eunice Marie Bailey

(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:

Begin at the SE corner of NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 12, Township 24 North, Range 15 East, St. Stephens Meridian; thence run North along East line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 953.11 feet; turn left an angle of 90 deg. 00' a distance of 115.0 feet; turn left an angle of 55 deg. 24' 20" a distance of 102.0 feet for point of beginning; thence continue said course a distance of 73.0 feet; turn right an angle of 106 deg. 37' 05" and run Northwesterly a distance of 264.02 feet to water's edge of Lay Lake; turn right an angle of 57 deg. 28' 55" and run Northeasterly along said water's edge a distance of 100.01 feet; turn right an angle of 9 deg. 36' 30" a distance of 5.99 feet along said water's edge; thence turn right an angle of 116 deg. 42' 50" a distance of 299.90 feet to point of beginning; being in NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 12, Township 24 North, Range 15 East, St. Stephens Meridian, and situated in Shelby County, Alabama.

19770314000022390 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/14/1977 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
INSTRUMENT FILED
Dr. for \$150
1977 MAR 14 AM 11:28

Thomas A. Snowles, Jr.
JUDGE OF PROBATE

Rec 150
Ind 100
\$3.00

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 14th day of March, 1977.

WITNESS:

(Seal)
(Seal)
(Seal)

Claude Carden (Seal)
Dessel Carden (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 Claude Carden and wife, Dessel Carden whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this 14th day of March, 1977, 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 14th day of March, A. D., 1977.

George S. Bailey

Laurie Brasher
Notary Public.

2547 Old Rocky Ridge Rd.

Rt 1, Box 216

BOOK 304 PAGE 195