

This instrument was prepared by

9305

(Name) Warren Smith P.O. Box 5745 Homewood Ala. 35209

(Address)

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 \$100.00 and no/100 --- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James A. Dorsett and wife, Lila R. Dorsett (herein referred to as grantors) do grant, bargain, sell and convey unto

William Kirkwood and wife, Terry Kirkwood (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 located in the SE 1/4 of SE 1/4 Section 28, Township 19 South, Range 1 West more particularly described as follows: Commence at the Southwest corner of said SE 1/4 of SE 1/4; thence turn an angle 28° 23' from the West boundary of said 1/4 1/4 and run northeasterly for 278 feet, more or less to a point on the west bank of Yellow Leaf Creek and the point of beginning; thence run South parallel to the West boundary line of said SE 1/4 of SE 1/4 for 240 feet more or less to a point on the South boundary line of said 1/4 1/4; thence run West along said/south boundary of said 1/4 1/4 for 135 feet more or less to the Southwest corner of said 1/4 1/4; thence run North along the West boundary of said 1/4 1/4 for 396.75 feet; thence turn an angle of 12° 37' 30" right and run Northeasterly along an unpaved road for 279.09 feet; thence turn an angle 11° 31' right and continue Northeasterly along said road for 65 feet to a point; thence run East parallel to the South boundary of said SE 1/4 of SE 1/4 for 190 feet more or less to a point on the West bank of Yellow Leaf Creek; thence run Southerly following the meanderings of said West bank for 500 feet more or less to the point of beginning. Less and except any portion lying within the right of way of any public road. Contains 2.73 acres more or less. It is the intent of the Grantors to convey all the Grantor's land in the SE 1/4 of the SE 1/4 lying South of the North boundary of the above described land.

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Shelby Cnty Judge of Probate, AL
06/02/1977 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, have hereunto set hand(s) and seal(s), this 5th day of May, 1977.

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

James A Dorsett (Seal)
James A Dorsett

1977 JUN -2 PM 1:49 (Seal)

Lila R. Dorsett (Seal)
Lila R. Dorsett

Thomas A. Snowden, Jr. JUDGE OF PROBATE (Seal)
Rec 1:50
Dudard 1:00

STATE OF ALABAMA Shelby COUNTY

General Acknowledgment

I, Warren G. Smith, a Notary Public in and for said County, in said State, hereby certify that James A. Dorsett and wife, Lila R. Dorsett 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 May, A. D. 1977
RR. 3 Box 1480
Alabama Al. 35007
Notary Public