

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED DOLLARS & Other good and valuable consideration

to the undersigned grantor, LaGrande Corporation a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

James A. Spates and wife, Maxine P. Spates

(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:

Commence at the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, Township 20 South, Range 2 East, and run Northerly along the East line thereof 76.62 feet; thence turn left 28 deg.30' and run Northwesterly 1518.66 feet; thence turn right 115 deg.16'30" and run Easterly 26.33 feet to a point on the Northeasterly right of way line of Chancellor Ferry Road; thence turn left 115 deg.06' and run Northwesterly along said right of way line 260.38 feet to the point of beginning; thence continue along the last described course 100.00 feet; thence turn right 103 deg.48' and run Northeasterly 180.00 feet; thence turn right 76 deg.12' and run Southeasterly 100.00 feet; thence turn right 103 deg.48' and run Southwesterly 180.00 feet to the point of beginning. Containing 17,480 square fee, more or less.

SUBJECT to utility easements and road rights of way of record.

ALSO SUBJECT to the following exceptions:

- (1) Less and except any part of subject property now a part of a roadway.
- (2) Easements to Alabama Power Company in Deed Book 131, page 502.



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Shelby Cnty Judge of Probate, AL
04/21/1978 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Charles B. Berry who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of April 1978.

ATTEST:

STATE OF ALA. SHELBY CO.

LaGRANDE CORPORATION

I CERTIFY THIS

INSTRUMENT WAS FILED

Secretary

By

Charles B. Berry
President

Rec. 2300
150
100
3550

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STATE OF ALABAMA

COUNTY OF SHELBY

JUDGE OF PROBATE

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that

Charles B. Berry

whose name as

President of LaGrande Corporation

a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the said corporation,

Given under my hand and official seal, this the 21st day of April

1978.

Lance Brasher
Notary Public