

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

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 Love and affection and One and No/100 (\$1.00)-----DOLLARS

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

Harry W. Dearing, Jr. and wife, Sybil B. Dearing

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

Harry W. Dearing, Jr. and son, Harry W. Dearing, III, and wife Mary S. Dearing

(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:

Commencing at a point where the West right of way line of Shelby County Road No. 95 is 1,056.00 feet North of the South boundary of Section 22, Township 20 South, Range 3 West, the point of beginning; thence West and parallel to said South boundary of said Section 22, to the Northeast corner of the Harvey Geeters property; thence turn an angle of 91 deg. 18 min. 36 sec. inside for a distance of 536.36 feet to a point; thence turn an angle of 88 deg. 41 min. 24 sec. to the right for a distance of 1,656.57 feet to a point; thence turn an angle of 91 deg. 31 min. to the left for a distance of 1,017.00 feet to a point; thence turn an angle of 91 deg. 31 min. to the right and run to the West right of way line of Shelby County Road No. 95; thence Southeasterly along said right of way line to the point of beginning. Less and except 3.33 acres, more or less, in the Southeast corner of above described tract of land, being described as follows: Commencing at the Southeast corner of above described tract, said SE corner being 1,056.00 feet North of the South boundary of said Section 22; thence West 997.00 feet to a point; thence North and parallel to the East boundary of said Section 22, 150.00 feet North to a point; thence East and parallel to the South boundary of Section 22, 937.06 feet to the West right of way line of Shelby County Road No. 95; thence Southeasterly along said right of way line to the point of beginning. Said land being situated in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$, the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, and the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, according to survey of Grady T. Headrick, Alabama Registered Land Surveyor, dated April 19, 1978.

Subject to easements and rights of way of record.



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Shelby Cnty Judge of Probate, AL
07/07/1978 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 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 23 day of June, 1978

WITNESS:

(Seal)

(Seal)

(Seal)

Harry W. Dearing, Jr. (Seal)

Sybil B. Dearing (Seal)

General Acknowledgment

STATE OF ALABAMA }
SHELBY COUNTY }

I, PUBLIC the undersigned

hereby certify that Harry W. Dearing, Jr. and wife, Sybil B. Dearing

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 23 day of June, A. D., 1978

James P. Davis
Notary Public.

of Shelby County Road No. 95; thence Southeasterly along said R.O.W. line to the point of beginning. Said land being situated in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$, the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, and the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 22, T-20-S, R-3-W, Shelby County, Alabama, according to my drawing this the 19th day of April, 1978.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

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Grady T. Hedrick. Ala. Reg.No. 4282

JUDGE OF PROBATE



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Shelby Cnty Judge of Probate, AL
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