

245-

This instrument was prepared by

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

(Address) Columbiana, Alabama 35051

19780807000103060 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/07/1978 12:00:00AM FILED/CERT

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 THREE THOUSAND, NINE HUNDRED & NO/100 (\$3,900.00) DOLLARS

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

David Wade Borders and wife, Charlene H. Borders

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

Arnold W. Moore and wife, Gail Moore

(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 SW 1/4 of SW 1/4 of Section 4, Township 20 South, Range 1 East; thence run North along the East line of said Quarter-Quarter Section a distance of 420 feet; thence run West parallel with the South line of said Quarter Quarter Section a distance of 955 feet, more or less, to a point which is 475 feet East of the East right of way line of Highway 55, said point being the point of beginning of the parcel herein described; thence run North, parallel with the East line of said Quarter Quarter Section a distance of 215 feet; thence run East, parallel with the South line of said Quarter Quarter Section a distance of 475 feet; thence run South, parallel with the East line of said Quarter Quarter Section, a distance of 215 feet; thence run West parallel with the South line of said Quarter Quarter Section a distance of 475 feet to the point of beginning.

Subject to an easement for a driveway of an equal width of 16 feet for the purpose of constructing a roadway over and across the above described property for access to Shelby County Public Road No. 55, and subject also to an easement to run water, gas, power, and other utility lines within said 16 foot driveway.

Together with an easement for a driveway of an equal width of 16 feet over and across the property lying to the West of the above described property, to provide for access to Shelby County Public Road No. 55 (said driveway to join with the driveway across the above described property so as to make one continuous driveway), together with the easement to run water, gas, power, and other utility lines within said 16 foot driveway.

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 August, 1978

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
170 AUG -4 PM 3:28 (Seal)
Acc. 400
150
100
650 (Seal)

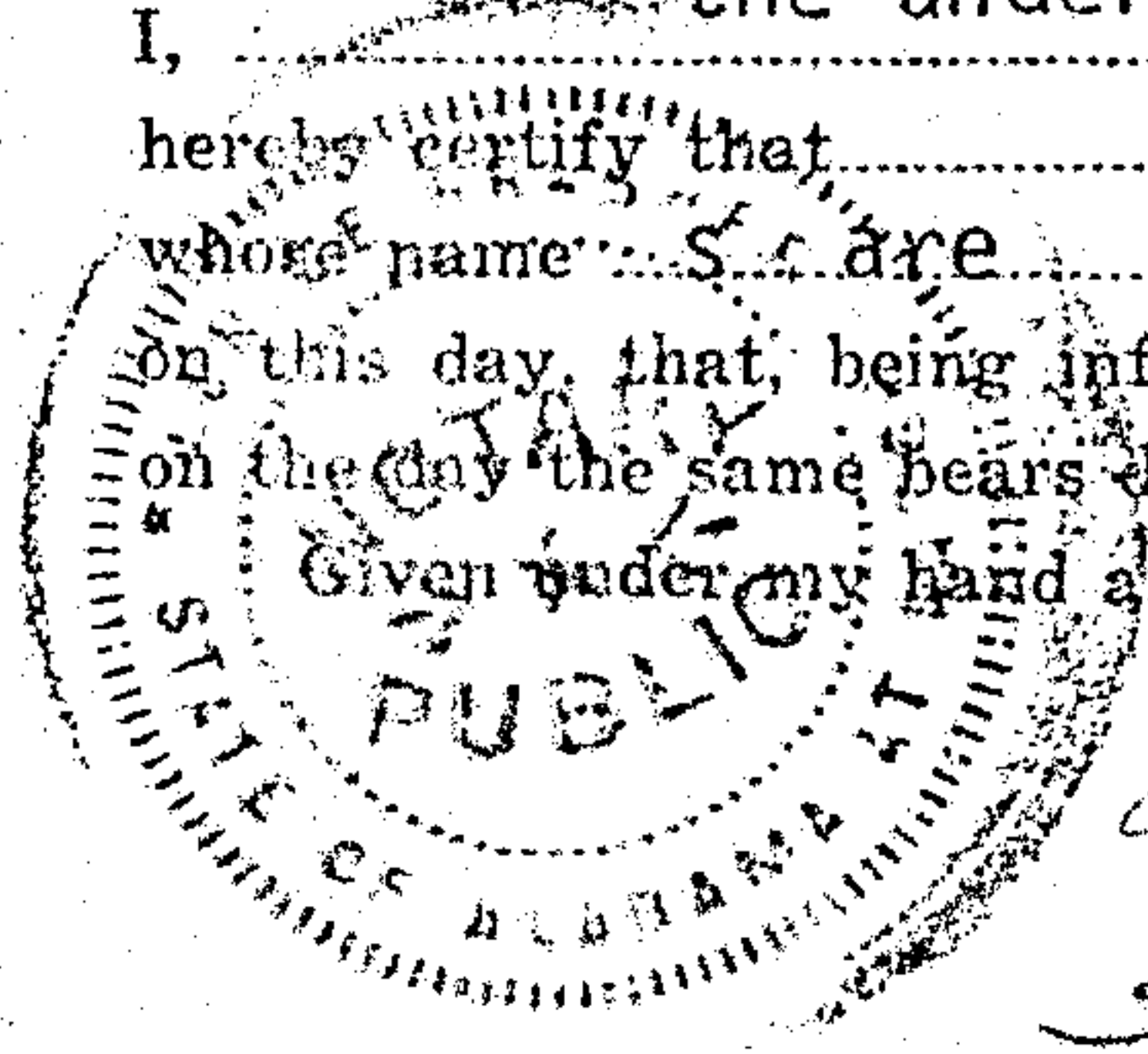
David Wade Borders (Seal)
(David Wade Borders)
Charlene H. Borders (Seal)
(Charlene H. Borders)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Wade Borders and wife, Charlene H. Borders 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 August, A. D., 1978.



Arnold W. Moore (Signature)
Rt. 1 Box 162-A
Masonville, Ala.
Lance Grasher (Signature)
Notary Public.

BOOK 314 PAGE 94