

This instrument was prepared by

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

1858

(Address) Columbiana, Alabama

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Shelby Cnty Judge of Probate, AL
10/17/1978 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 ONE THOUSAND DOLLARS & other good and valuable consideration

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

H. S. Bristow, Sr. and wife, Estelle Bristow

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

Jeff D. Falkner and wife, Janice M. Falkner

(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:

An undivided one-half interest in and to the following described property, to-wit:
Begin at the NW corner of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, thence South 39 deg. 01' East 1067.56 feet; thence South 14 deg. 59' East 210.00 feet to a point on the North side of Alabama Highway 70; thence 89 deg. 45' right South 74 deg. 46' West 1764.00 feet; thence 77 deg. 45' left South 2 deg. 49' East 200.00 feet to the point of beginning; thence continue South 2 deg. 49' East 512.50 feet, more or less, to the centerline of a creek; thence easterly with said centerline 520.00 feet; thence North 8 deg. 56' West 700.00 feet, more or less, to South right of way of Ala. Hwy. 70; thence 96 deg. 08' left along said south right of way 344.00 feet; thence left 77 deg. 45' South 2 deg. 49' East 200.00 feet; thence right 77 deg. 45' South 74 deg. 46' West 100.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

LESS AND EXCEPT the following described lot:

Begin at the NW corner of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West; thence S 39 deg. 01' E 1067.56 feet; thence S 14 deg. 59' E 210.00 feet to a point on the North side of Ala. Hwy. 70; thence 89 deg. 45' Right S 74 deg. 46' W 1764.00 feet to a point on the South side of said Ala. Hwy. 70; thence Northeasterly along said South right of way 100.00 feet to the point of beginning; thence continue along said South right of way 344.00 feet; thence S 8 deg. 56' E 325.00 feet, more or less, to the centerline of sewer line; thence right 83 deg. 53' along said centerline 375.00 feet; thence N 2 deg. 49' W 330.00 feet, more or less, to the point of beginning.

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 17th day of October, 1978.

WITNESS:

STATE OF ALA. SHELBY CO.

1978 OCT 17 PM 4:00

JUDGE OF PROBATE

H. S. Bristow, Sr.

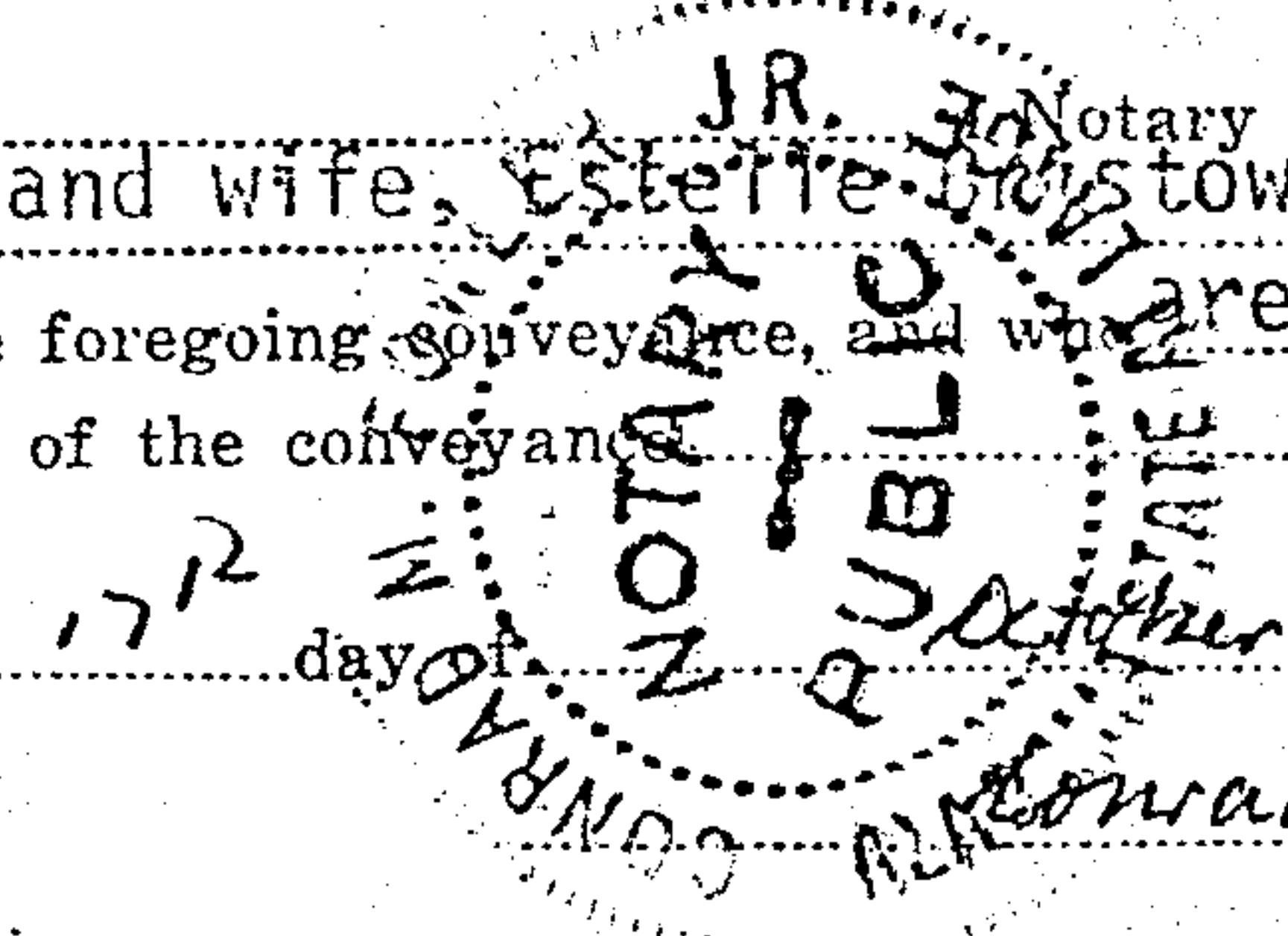
Estelle Bristow

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned H.S. Bristow, Sr. and wife, Estelle Bristow hereby certify that 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 17th day of October, A. D., 1978.



Jeff D. Falkner

Notary Public.