

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW 600
(Address) Columbiana, Alabama 35051

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 TEN AND NO/100 (\$10.00) and love and affection DOLLARS

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

C. E. GARDNER AND WIFE, RUBY GARDNER

(herein referred to as grantors) do grant, bargain, sell and convey unto
JAMES M. GARDNER AND WIFE, BEVERLY JEAN GARDNER

(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:

The W $\frac{1}{2}$ of the following parcel of land described as follows:

Commence at the Northwest corner of Section 27, T-19-S, R-1-E, thence run South along the West line of said Section a distance of 2629.03 feet; thence turn an angle of 89 deg. 35 min. 04 sec. to the left and run a distance of 259.09 feet to a fence; thence continue along said fence line a distance of 934.92 feet; thence turn an angle of 00 deg. 09 min. 24 sec. to the left and continue along said fence line a distance of 806.33 feet to the point of beginning; thence turn an angle of 92 deg. 56 min. 38 sec. to the left and run a distance of 962.08 feet to a point on the Southeast right of way line of U.S. Hwy. 280; thence turn an angle of 72 deg. 57 min. 30 sec. to the right and run along said Hwy. R/W to the West margin of Muddy Prong Creek; thence run South along said Muddy Prong Creek to a fence; thence run West along said fence line to the point of beginning. Situated in Sec. 27, T-19-S, R-1-E, Shelby County, Alabama.

19781215000166740 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/15/1978 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 14th day of December 1978

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1078 DEC 15 PM 2:52
C. E. Gardner (Seal)
Ruby Gardner (Seal)
Judge of Probate (Seal)

C. E. Gardner (Seal)
Ruby Gardner (Seal)
Ruby Gardner (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. E. Gardner and wife, Ruby Gardner 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 14th day of December, A. D., 1978

C. E. Gardner

Notary Public.