

This instrument was prepared by

MICHAEL J. RO
ATTORNEY AT LAW

(Name).....124

2010 CITY FEDERAL BLDG.
BIRMINGHAM, AL. 35203

(Address).....

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand & No/100-----DOLLARS
And Other Good and Valuable Consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William Marshall Haynes & wife, Rita Haynes

(herein referred to as grantors) do grant, bargain, sell and convey unto
David F. Anderson & wife, Kathie F. Anderson

(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:

From the NW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 19 South, Range 2 West, run Southerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 534.05 feet to the point of beginning of land herein described; thence continue southerly along same course 96.46 feet; thence turn left an angle of 38 deg. 09' and run southeasterly 140.96 feet; thence turn left an angle of 93 deg. 34' and run northeasterly 175.53 feet; thence turn left an angle of 91 deg. 39' and run northwesterly 58.67 feet; thence turn left an angle of 32 deg. 38' and run northwesterly 183.52 feet to the point of beginning. This being a part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 19 South, Range 2 West, and being 0.50 acres, more or less. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

Grantees herein as a part of the consideration recited above agree to assume and pay that certain mortgage to City Federal Savings & Loan Association recorded in Mortgage Book 368, page 419 in the Probate Office of Shelby County, Alabama.

19790205000014430 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/05/1979 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 31 day of January, 19 79.

WITNESS:

STATE OF ALABAMA SHELBY CO. (Seal)

William Marshall Haynes (Seal)

Rita Haynes (Seal)

20 FEB 5 AM 8:29 (Seal) 17 50
JUDGE OF PROBATE (Seal) 1 50
19 50

Rita Haynes

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Marshall Haynes & wife, Rita Haynes whose name 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 31 day of January, A. D., 19 79

MICHAEL J. ROMEO

ATTORNEY AT LAW

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BIRMINGHAM, AL 35203

Notary Public.