

This instrument was prepared by

(Name) Richard C. Shuleva, Attorney at Law 312

(Address) 3400 Montgomery Highway, Pelham, Alabama 35124

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 Two Thousand, Five Hundred and no/100 (\$2,500.00) DOLLARS

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

Harvey Lester Irwin and wife, Melva Irwin,

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

✓ Randall Alan Teeter and wife, Terrie M. Teeter,

(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 Southeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec. 2, T-20-S, R-1-W, thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 290.00 feet to the point of beginning; thence continue North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 210.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 210.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 210.00 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec. 2, T-20-S, R-1-W, Shelby County.

Subject to easements and restrictions of record.

BOOK 318 PAGE 895
19790409000043530 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/09/1979 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 29th day of MARCH, 1979.

WITNESS: STATE OF ALABAMA, SHELBY CO. (Seal)

FILED 23 APR -9 AM 9:42 Rec 2 50 (Seal)

500 (Seal)

Harvey Lester Irwin (Seal)

HARVEY LESTER IRWIN (Seal)

Melva Irwin (Seal)

MELVA IRWIN (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Richard C. Shuleva, a Notary Public in and for said County, in said State, hereby certify that Harvey Lester Irwin and wife, Melva Irwin 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 29th day of MARCH, A. D., 1979

2304 - Green Spec. Hwy.
B'ham - 35205

Richard C. Shuleva

Notary Public.