orm Furnished by

This instrument was prepared by

(Name) James E. Roberts
604 Massey Building
(Address) Birmingham, Alabama 35203

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P.O BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR— 311

STATE OF ALABAMA
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Four Thousand Five Hundred and no/100 ($4,500.00) Dollars and a Purchase Money Mortgage in the amount of Fifteen Thousand DOLLARS and no/100 ($15,000.00) Dollars.

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

Sybil B. Dearing, a widow

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

John McIntyre and wife, Peggy McIntyre

(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 ..... County, Alabama to-wit:

A parcel of land located in the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the NW 1/4 of the SE 1/4 of said Section 4; thence in a Northerly direction, along the East line of said 1/4-1/4 section, a distance of 986.91 feet to the point of beginning; thence continue along last described course, along said East line, a distance of 297.64 feet to a point on the SW right of way line of Shelby County Highway 22; thence 85 degrees 59 minutes 31 seconds left, in a NW direction along said right of way line, a distance of 1406.33 feet to the intersection of said SW right of way line of Shelby County Highway 22 and the NE right of way line of Shelby County Highway 15; thence 99 degrees 00 minutes 20 seconds left, in a SE direction along said right of way line of Shelby County Highway 15, a distance of 335.81 feet; thence 82 degrees 26 minutes 35 seconds left in an Easterly direction, a distance of 1375.0 feet to the point of beginning.

Said parcel contains 10.05 acres and is subject to a 50 foot easement abutting the Southern property line for utilities. Said property shall contain no more than two (2) houses. This restriction on the use of the subject property may be modified or removed by a majority of the owners of the eight (8) parcels of property conveyed simultaneously herewith by grantor.

19791008000130230 1/1 $.00
Shelby Cnty Judge of Probate,AL
10/08/1979 12:00:00AM FILED/CERT

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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, I have hereunto set my hand(s) and seal(s), this 30th day of July, 19 79.

WITNESS:

STATE TAX $15.00 Recorder - 4.50
Int. 7.50
Sd. 1.00
79 OCT -8 AM 8:44

(Seal) Sybil B. Dearing (Seal)
Sybil B. Dearing (Seal)
(Seal) (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sybil B. Dearing whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July A. D., 1979.

James E. Roberts
Notary Public.

JAMES E. ROBERTS NOTARY PUBLIC

Form ALA-31
Wheeler, Christian et al