This instrument was prepared by

912

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

(Address) COLUMBIANA, ALABAMA 35051

1979101900013731 0 1/1 $.00
Shelby Cnty Judge of Probate, AL
10/19/1979 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 other valuable considerations and One and No/100($1.00)----------DOLLARS

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

Roderick R. Pair and wife, Darla J. Pair

(herein referred to as grantors) do grant, bargain, sell and convey unto James H. Stone and wife, Mertice G. Stone; Kenneth G. Sims and wife, Martha B. Sims; John H. Sims and wife, Cynthia R. Sims; Loyd V. Harris and wife, Cliffortine K. Harris; and James A. Weatherspoon and wife, Peggy Weatherspoon (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 easement for ingress and egress over and across the following described parcel: Begin at the SW corner of the SW¼ of the NE¼ of Section 21, Township 20 South, Range 1 East and run thence North along the West line of said quarter-quarter section a distance of 404.23 feet to the SW corner of Roderick R. and Darla J. Pair property, as described in Deed Book 309 at page 291, Office of Judge of Probate of Shelby County, Alabama; thence continue North along the West line of said quarter-quarter section a distance of 15.0 feet; thence run East, parallel with the South line of said Pair property, a distance of 670.03 feet to a point on the East line of said Pair property; thence run South, along the East line of said Pair property, a distance of 15.0 feet to the Southeast corner of said Pair property; thence turn an angle of 90 deg. 47 min. 14 sec. to the right and run a distance of 655.03 feet along the South line of said Pair property to a point which is 15.0 feet East of the SW corner of said Pair property; thence run South, parallel with the West line of said quarter-quarter section, a distance of 404.23 feet to a point on the South line of said quarter-quarter section; thence run West, along the South line of said quarter-quarter section, a distance of 15.0 feet to the point of beginning.

It is intended that the easement herein granted will be used as a private roadway and for private utility lines between an unpaved public road connecting with Shelby County Highway No. 109 and other real estate which does not have road frontage thereon.

The rights, powers, and easements hereby granted, together with all rights and easements which may be hereafter granted by the grantees, or the survivor of them, are perpetual and shall be deemed to run with the land.

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.~~ his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, ~~their~~ his, her or 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~~ his, her or 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 day of March, 1979.

WITNESS:

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
79 OCT 19 PM 3:50
JUDGE OF PROBATE

Rec. .50
Rec. 3.50
Ind. 1.00
4.00

Roderick R. Pair (Seal)
Darla J. Pair (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 Roderick R. Pair and wife, Darla J. Pair whose name 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 day of March A. D., 1979

N. F. Connel
Notary Public.

BOOK 322 PAGE 779

40.E.71.7