

This instrument was prepared by

(Name) Roberts Real Estate 437

(Address) Whaley Shopping Center, Montevallo, Alabama

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 Eight Thousand (\$8,000.00) DOLLARS

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

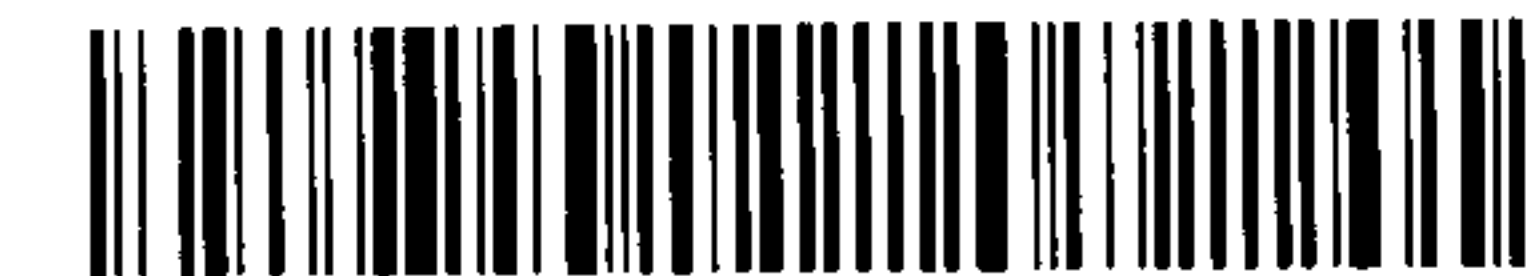
Willaim B. Surface and Wife, June C. Surface
(herein referred to as grantors) do grant, bargain, sell and convey unto

John C. Sheperd and Wife, Karen A. Sheperd
(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:

Begin at the N.W. corner of section 22, T-22-S, R-3-W and run southerly along the west side of the said section for 1307.47 ft. to the N.W. corner of the SW¹/₄ of the NW¹/₄, then turn an angle of 88 deg 39 min. 50 sec. to the left and run easterly for 180.21 ft., then turn an angle of 88 deg. 46 min. 50 sec. to the right and run southerly for 134.47 ft. to the point of beginning (said point being on the south right of way of Davila Dr.). Then continue along the last described course for 421.75 ft. to a point on the north right of way of Overland road. Then turn an angle of 91 deg. 22 min. to the right and run westerly along the north R.O.W. of Overland road for 100.03 ft., then turn an angle of 88 deg. 38 min. to the right and run northerly for 411.44 ft. to a point on the south R.O.W. of Davila Drive, then turn an angle of 85 deg. 28 min. to the right and run easterly for 100.32 ft. back to the point of beginning.

The above described parcel contains .956 acres and is a portion of the SW¹/₄ of NW¹/₄ of section 22, T-22-S, R-3-W.

The land as described is subject to the easements, rights of ways and restrictions of record.



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Shelby Cnty Judge of Probate, AL
12/13/1979 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 20th day of July, 1979.

WITNESS:

William B. Surface (Seal)
June C. Surface (Seal)
John C. Sheperd (Seal)
Karen A. Sheperd (Seal)
Seed Tax 8.00
rec. 1.50
ind. 1.00
Total 10.50

STATE OF ALA. SHELBY COUNTY
JUDGE OF PROBATE

DEC 13 AM 8:49

JUDGE OF PROBATE

General Acknowledgment

STATE OF ALABAMA

Shelby COUNTY

I, John Shepherd, a Notary Public in and for said County, in said State, hereby certify that William B. Surface and Wife, June C. Surface 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July, A. D., 1979.

John Shepherd
1868 Mayflower Drive

Hoover, My Commission expires 9/29/81
Al. 35226

Notary Public.