

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051



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Shelby Cnty Judge of Probate, AL
06/03/1980 00:00:00 FILED/CERTIFIED

Form 1-1-5 Rev. 1-56

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 ONE DOLLAR AND LOVE AND AFFECTION

XXXXXXXXXX

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

Robert Hodgens and wife, Ruby Hodgens

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

✓ Karen Pickett and husband, Jeffrey Pickett

(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:

A part of the Northwest quarter of the Northeast quarter, Section 1, Township 20 South, Range 2 West more particularly described as follows: Commence at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 1, Township 20 South, Range 2 West and run West along the North line of the $\frac{1}{4}$ - $\frac{1}{4}$ section 328.87 feet; thence continue West on the same course for 328.86 feet; thence 90 deg. 09 min. 04 sec. to the left and run Southerly for a distance of 651.847 feet to the point of beginning of the parcel herein described; thence continue Southerly along the same course for a distance of 267.247 feet to a point, which said point is the Northwest corner of parcel previously conveyed by grantors to grantees herein by deed recorded in Deed Book 319, page 817 in the Probate Records of Shelby County, Alabama; thence turn to the left and run Easterly along the Northern line of the lot previously conveyed by grantors to grantees by the aforesaid deed a distance of 325.995 feet to a point which point is the Northeast corner of lot previous conveyed by grantors to grantees; thence turn to the left 89 deg. 56 min. 37 sec. and run Northerly for a distance of 267.247 feet to a point; thence turn to the left and run Westerly 325.995 feet, more or less, to the point of beginning, containing 2 acres, more or less.

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 31st day of May, 1980.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

(Seal)

1980 JUN -3 AM 3:40

(Seal)

CLERK OF PROBATE

Robert Hodgens (Seal)

Ruby Hodgens (Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

COUNTY

Deed 9.00
Reg. 1.50
Ind. 1.00
11.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Hodgens and wife, Ruby Hodgens 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 31st day of May

Nancy K. James
Notary Public.

R. 1 Book 92

BOOK 326 PAGE 659