

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051



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Shelby Cnty Judge of Probate, AL
06/10/1980 12:00:00 AM 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 One and no/100 DOLLARS and the execution of purchase money mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Leonard Wyatt, Jr. and wife, Gloria B. Wyatt (herein referred to as grantors) do grant, bargain, sell and convey unto

Calvin R. McCarthy and wife, Margaret McCarthy

(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:

The NE 1/4 of the NE 1/4 of Section 9, Township 20 South, Range 2 East and also 11.235 acres, more or less, across the North end of the SE 1/4 of the NE 1/4 of Section 9, Township 20 South, Range 2 East, more particularly described as follows: Begin at the Northwest corner of said Southeast quarter of Northeast quarter of said Section 9 and run thence East along the North boundary line of said quarter-quarter section a distance of 1319.21 feet to a point which said point is the Northeast corner of said quarter-quarter section; thence turn an angle of 90 deg. to the right and run Southerly along the Eastern boundary of said quarter-quarter section a distance of 402.5 feet to a point on the North right-of-way line of a county road; thence turn to the right and run Westerly along the North boundary of the right-of-way of said road a distance of 1320.9 feet to a point on the Western boundary of said quarter-quarter section; thence turn to the right and run North along the Western boundary of said quarter-quarter section a distance of 339.13 feet to the point of beginning.

Sellers retain a vendor's lien against the above described property in the amount of \$51,235.00 plus interest at 10% per annum, payable in annual installments of \$6,000.00 per year, the first payment due immediately upon closing and a like payment of \$6,000.00 per year due on June 10 of each year thereafter until said sum, together with the interest thereon is paid in full.

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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, we have hereunto set our hand(s) and seal(s), this 10 day of June, 1980

WITNESS: see Mtg #03-210
Rec 1.50
Jud 1.00
3.00
STATE OF ALA. SHELBY CO. JUDGE OF PROBATE (Seal)
1980 JUN 10 PM 2:59 (Seal)

Leonard Wyatt, Jr. (Seal)
Gloria B. Wyatt (Seal)

STATE OF ALABAMA Shelby COUNTY

General Acknowledgment

I, the undersigned, Leonard Wyatt, Jr. and wife, Gloria B. Wyatt, a Notary Public in and for said County, in said State, hereby certify that Leonard Wyatt, Jr. and wife, Gloria B. Wyatt whose name 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 10 day of June, 1980

Leonard N. Wyatt, Jr.
P.O. Box 181
Harpersville ALA 35078

Notary Public