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Shelby Cnty Judge of Probate, AL
06/16/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)

457

SHELBY COUNTY)

10,000
L. E. W.

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE AND NO/100 DOLLAR (\$1.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, SUSAN WYATT, wife of the herein named Larry E. Wyatt, (herein referred to as grantor), do grant, bargain, sell and convey unto SUSAN WYATT AND LARRY E. WYATT, (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:

PARCEL 1: Beginning at an iron stake at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 20, Range 4 West, thence north along the quarter section line 968 feet to an iron stake on the south side of right of way of the paved highway running from Genery's Gap; thence north 39° 33' east 385 feet along said right of way to an iron stake being the NW corner of the lot; thence south 49° 30' east 1,089 feet to an iron stake, being the SW corner of the lot; thence north 38° 48' east 200 feet to an iron stake, being the SE corner; thence north 49° 30' west 1,089 feet to an iron stake, being the NE corner, thence along the right of way of the paved highway south 38° 48' west 200 feet to point of beginning, including five acres more or less.

PARCEL 2: Beginning at an iron stake at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 20, Range 4 West, thence north along quarter line 968 feet to a stake on the south side of right of way of the paved road from the bridge at Genery's Gap; thence north 39° 33' east 385 feet along said highway right of way to a stake; thence south 49° 30' east 1,089 feet to a stake; thence south 37° 01' west 630 feet more or less to a stake on the south line of quarter section; thence west 630 feet more or less to the point of beginning, comprising twenty acres more or less. EXCEPT a lot in the NW portion of said parcel, the NW corner of said lot being on the quarter line at the said stake 968 feet from SW corner of said quarter, and the NE corner being 300 feet away northeasterly along said highway right of way, and the SW corner being on said quarter section 726 feet south of said NW corner stake at 968 feet, said lot comprising five acres, more or less.

The undersigned Susan Wyatt has been the sole owner of this property, and it is the intent and purpose of this conveyance to vest title in Susan Wyatt and her husband, Larry E. Wyatt, the two grantees herein, as joint tenants with right of survivorship.

This instrument was prepared by J. W. Patton, Jr., Stone, Patton & Kierce, Bessemer, Alabama

Larry E. Wyatt
2209 - South Shades Crest Rd
Bessemer ALA. 35020

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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 do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

13th IN WITNESS WHEREOF, I have hereunto set my hand and seal, this day of June, 1980.

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STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
FILED

JUN 16 AM 10:27

Judge of Probate

Seed tag 10⁰⁰
Rec. 3⁰⁰
Ded. 1⁰⁰
14⁰⁰

Susan Wyatt
Susan Wyatt

(SEAL)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Mildred Skelso, a Notary Public in and for said County, in said State, hereby certify that Susan Wyatt, wife of the herein named Larry E. Wyatt, 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 13th day of June, 1980.

Mildred Skelso
NOTARY PUBLIC

