

This instrument was prepared by



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Shelby Cnty Judge of Probate, AL
07/17/1980 00:00:00 FILED/CERTIFIED

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

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 SIXTY-THREE THOUSAND, FIVE HUNDRED & NO/100 (\$63,500.00) DOLLAR

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

Ross T. Shortnacy and wife, Nell Shortnacy
(herein referred to as grantors) do grant, bargain, sell and convey unto

Alfred W. Arnett and wife, Ann W. Arnett

(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 $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of the $NW\frac{1}{4}$, Section 3, Township 21 South, Range 1 East.

The East half of $SE\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 4, Township 21 South, Range 1 East, EXCEPT 6 acres evenly off the West side.

The $SE\frac{1}{4}$ of $NE\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 4, Township 21 South, Range 1 East, LESS AND EXCEPT $\frac{1}{2}$ acre more particularly described as follows:

Beginning at the NE corner of $SE\frac{1}{4}$ of $NE\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 4 and run West 66 feet; thence South 330 feet; thence East 66 feet to Section line; thence North along Section line to point of beginning of said exception.

That portion only of the following described land which lies South of the County Black Top Road:

Beginning at the NE corner of Section 4, Township 21 South, Range 1 East, and run West along Section line 440 feet; thence South 495 feet; thence West 220 feet; thence South 165 feet; thence East 660 feet to Section line; thence North along Section line 660 feet to point of beginning.

That portion (if any) of the following described land lying South of the County Black Top Road:

6 $\frac{2}{3}$ acres evenly off the East side of $S\frac{1}{2}$ of $SE\frac{1}{4}$ of $SE\frac{1}{4}$ of Section 33, Township 20 South, Range 1 East.

Subject to existing public road rights of way and public utility easements of record

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 17th day of July, 1980.

WITNESS:

SHIRLEY A. SHELLEY CO.
COUNTY CLERK

Deed Tax - 63 50

(Seal)

1 50

Ross T. Shortnacy (Seal)

1980 JUL 17 AM 11:30

(Seal)

1 00

Nell Shortnacy (Seal)

66 00

(Nell Shortnacy)

(Seal)

(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 Ross T. Shortnacy and wife, Nell Shortnacy whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 17th day of July, A. D., 1980.

Laurie Brasher