

This instrument was prepared by

Arlene B. Cannon, Public Accountant

(Name) 244

121 First St., No., Alabaster, Ala. 35007

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Shelby Cnty Judge of Probate, AL
09/08/1980 00:00:00 FILED/CERTIFIED

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,

One (\$1.00) Dollar, love and affection

That in consideration of DOLLARS

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

M. R. HARDIN and wife, MARGARET RUTH HARDIN

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

DONNIE EUGENE HARDIN and wife, ILLONA ELLEN EUNIKA HARDIN

(herein referred to as GRANTEEES) 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:

Commence at the NW Corner of the SW 1/4 of the NW 1/4 of Section 31, Township 18, South, Range 1 West, go in a Southerly direction 1230 ft., turn left and go easterly 610 ft., turn left and go Northerly 170 ft. for point of beginning:

Hence continue Northerly 175 ft.; turn left and go Westerly 250 ft.; turn left and go Southerly 175 ft.; turn left and go Easterly 250 ft. to Point of beginning, containing one acre. Surface rights only.

Also, an easement for ingress and egress ten (10) ft. in width over and along the existing driveway leading from Shelby County Highway No. 17 to the above conveyed property

This deed is to correct deed dated May 4, 1977 and recorded in Deed Book 305, page 197; and deed dated August 17, 1977 recorded in Deed Book 307, page 286.

1980 SEP -8 AM 9:33 *Rec -150*
100.00

John R. Hardin, Jr.

JUDGE OF PROBATE

250

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 6th day of September, 1980.

WITNESS:

(Seal)

(Seal)

(Seal)

M. R. Hardin
M. R. Hardin

(Seal)

Margaret Ruth Hardin
Margaret Ruth Hardin

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Arlene B. Cannon, a Notary Public in and for said County, in said State, hereby certify that M. R. Hardin and wife Margaret Ruth Hardin whose name is 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 6th day of September, 1980.

September

A. D. 1980

Arlene B. Cannon
Notary Public
My Commission expires Dec. 28, 1980

3565 First St., Alabaster, AL 35007
S.R.L.

2000-11-15