

This instrument was prepared by
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P.O. Box 557
(Address) Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.
315 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-328
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and no/100----- DOLLAR

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

David B. Poe and wife, Bertha Elaine Poe
(herein referred to as grantors) do grant, bargain, sell and convey unto
David B. Poe and Bertha Elaine Poe

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Shelby Cnty Judge of Probate, AL
09/24/1980 00:00:00 FILED/CERTIFIED

(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:

Commence at the Southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 25, Township 20 South, Range 1 East; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 380.25 feet to the point of beginning; thence 92 degrees 11 minutes 45 seconds to the left and run a distance of 150.00 feet; thence turn an angle of 92 degrees 11 minutes 45 seconds to the right and run a distance of 420.00 feet; thence turn an angle of 87 degrees 48 minutes 15 seconds to the right and run a distance of 315.00 feet; thence turn an angle of 92 degrees 11 minutes 45 seconds to the right and run a distance of 420.00 feet; thence turn an angle of 87 degrees 48 minutes 15 seconds to the right and run a distance of 165.00 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama.

ALSO, an easement for ingress and egress more particularly described as follows: A twenty-five (25) foot wide right-of-way whose East and South line is described as follows: Commencing on the North right-of-way line of Shelby County Highway No. 61 at the Southwest corner of the lot conveyed by Ocie A. Hardy and wife, Lodell Hardy, to Willie Stone, James E. Wilbanks and Doris Wilbanks, recorded in Deed Book 308, Page 818, in the Probate Office of Shelby County, Alabama; thence run North along the West line of said lot a distance of 211.11 feet, more or less, to the Northwest (CONTINUED ON REVERSE SIDE)

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 80 have hereunto set OUR hand(s) and seal(s), this 24th day of September, 1980

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

David B Poe (Seal)
David B. Poe
Bertha Elaine Poe (Seal)
Bertha Elaine Poe
_____(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority David B. Poe and wife, Bertha Elaine Poe a Notary Public in and for said County, in said State hereby certify that are 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 24th day of September, A. D., 1980

W. R. Justice
Notary Public.

corner of said lot; thence turn right and run East along the North side of said lot a distance of 505 feet, more or less, to a point twenty-five (25) feet South of the Southeast corner of the lot conveyed by Ocie A. Hardy and wife, Lodell Hardy, to David B. Poe and wife, Sallie A. Poe, recorded in Deed Book 312, Page 79, in the Probate Office of Shelby County, Alabama. ALSO, a twenty-five (25) foot wide right-of-way whose East line is described as follows: Commencing at the Southwest corner of the lot conveyed by Ocie A. Hardy and wife, Lodell Hardy, to David B. Poe and wife, Sallie A. Poe, recorded in Deed Book 312, Page 79, in the Probate Office of Shelby County, Alabama; thence run North along the West line of said lot 420.00 feet, more or less, to the Northwest corner of said lot. Situated in Shelby County, Alabama.

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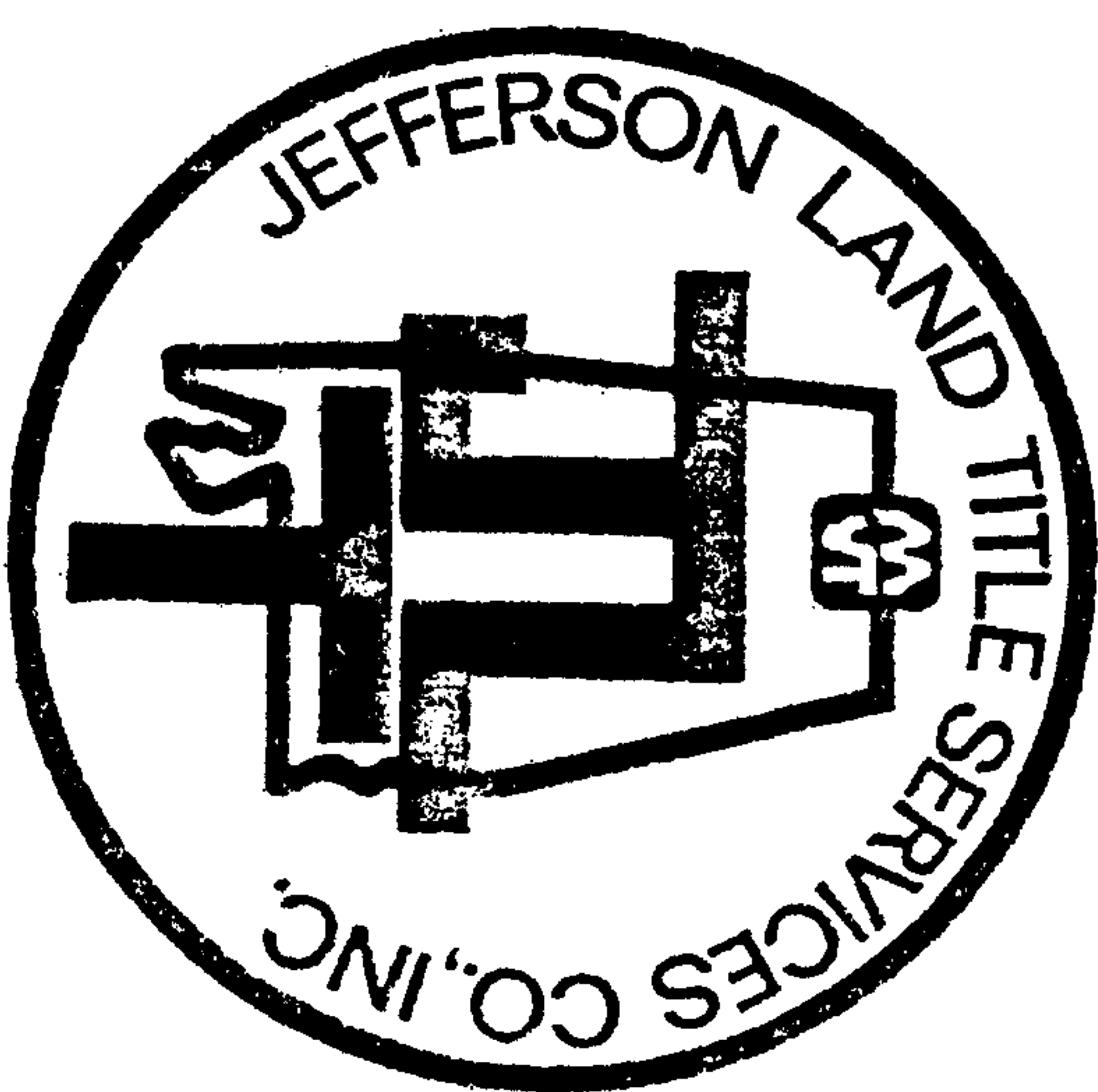
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED
SEP 24 PM 3:15
Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Deed TAX. 50
Rec 3.00
Jud 1.00
4.50

Return to:

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



Recording Fee \$
Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-6070
BIRMINGHAM, ALABAMA 35201

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