

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051



1981012600009060 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/26/1981 00:00:00 FILED/CERTIFIED

Form 1-1-5 Rev. 1-55

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 Love and affection and One and No/100 (\$1.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Sybil B. Dearing, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
✓ Melton E. Dearing and wife, Nathalie Dearing

(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:

A parcel of land located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said quarter-quarter section; thence in a Northerly direction, along the West line of said quarter-quarter section a distance of 835.91 feet to the point of beginning, said point being on the Northeast right of way line of War Admiral Drive (extended from Dearing Downs Subdivision); thence continue along last described course, a distance of 224.21 feet; thence 136 deg. 51 min. 54 sec. right, in a Southeasterly direction, a distance of 224.08 feet to a point on the Southeast right of way line of a Southern Natural Gas Company easement; thence 96 deg. 21 min. 36 sec. right, in a southwesterly direction along said Southeast right of way line, a distance of 57.55 feet; thence 7 deg. 35 min. left, in a Southwesterly direction along said Southeast right of way line, a distance of 93.22 feet to a point on the Northeast right of way line of said War Admiral Drive (extended), said point being on a curve to the left, said curve having a radius of 205.08 feet and a central angle of 15 deg. 44 min. 19 sec.; thence 96 deg. 08 min. 02 sec. right, to tangent of said curve; thence along arc of said curve, in a Northwesterly direction along said right of way line a distance of 56.33 feet to end of said curve and the point of beginning. Said parcel contains .43 acres and is subject to easements of record.

BOOK 330 PAGE 867

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, I have hereunto set my hand(s) and seal(s), this 4th day of September 19 80

WITNESS: I CERTIFY THIS DEED WAS FILED
1981 JAN 26 PM 3:07
Sybil B. Dearing (Seal)
Melton E. Dearing (Seal)
Nathalie Dearing (Seal)
Notary Public (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 Sybil B. Dearing, an unmarried woman 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 4 day of September 19 80

X. Frances Parrish Public.

P.O. Box 1