

This instrument was prepared by
Harrison, Conwill, Harrison & Justice
(Name) Attorneys at Law
P.O. Box 557
(Address) Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.
313 11ST NORTH • P. O. BOX 11887 • MOBILE, ALABAMA 36681-0087
800-368-8788, 205-368-1111
MEMBER
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.

19810427000046180 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
04/27/1981 00:00:00 FILED/CERTIFIED

That in consideration of Nineteen Thousand and no/100----- DOLLARS

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

Douglas D. Erwin and wife, Linda Ruth Erwin

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

Avery L. Hurt, Kathryn D. Hurt, Phyllis Kathryn Hammond &
Elizabeth Hurt

(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:

Beginning at the NW corner of Section 8, Township 22 South, Range 1 East, run South along the West boundary of said Section a distance of 380.67 feet; thence left 91 degrees 00 minutes a distance of 150.00 feet; thence left 89 degrees 00 minutes a distance of 380.67 feet; thence left 91 degrees 00 minutes a distance of 150.00 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 8, Township 22 South, Range 1 East, Shelby County, Alabama.

ALSO, a road easement described as follows:

Commence at the Northwest corner of Section 8, Township 22 South, Range 1 East, thence run South along the West boundary of said Section a distance of 380.67 feet; thence left 91 degrees 00 minutes a distance of 150.00 feet to the point of beginning; thence continue in a straight line a distance of 355.30 feet to the right-of-way line of Shelby County Highway No. 61; thence left 41 degrees 16 minutes a distance of 45.5 feet; thence left 138 degrees 44 minutes a distance of 389.37 feet; thence left 89 degrees 00 minutes a distance of 30.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

AND as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Real Estate Financing recorded in Mortgage Book 352, Page 729, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 24th day of April, 1981.

WITNESS:

(Seal)

(Seal)

(Seal)

Douglas D. Erwin

(Seal)

Linda Ruth Erwin

(Seal)

BY

(Seal)

Douglas D. Erwin, as Attorney in
Fact for Linda Ruth Erwin
General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Erwin, husband of Linda Ruth Erwin 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of April, A. D. 1981.

W. R. Justice

Notary Public.

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Erwin, whose name, as Attorney in Fact for Linda Ruth Erwin, 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, he, as such Attorney in Fact, and with full authority as shown by Power of Attorney recorded in Misc. Book 40, at Page 460, in the Probate Office of Shelby County, Alabama, executed the same voluntarily on the day the same bears date, for and as the act of the said Linda Ruth Erwin.

Given under my hand and official seal this 24th day of April, 1981.

W. R. Justice
Notary Public

19810427000046180 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
04/27/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

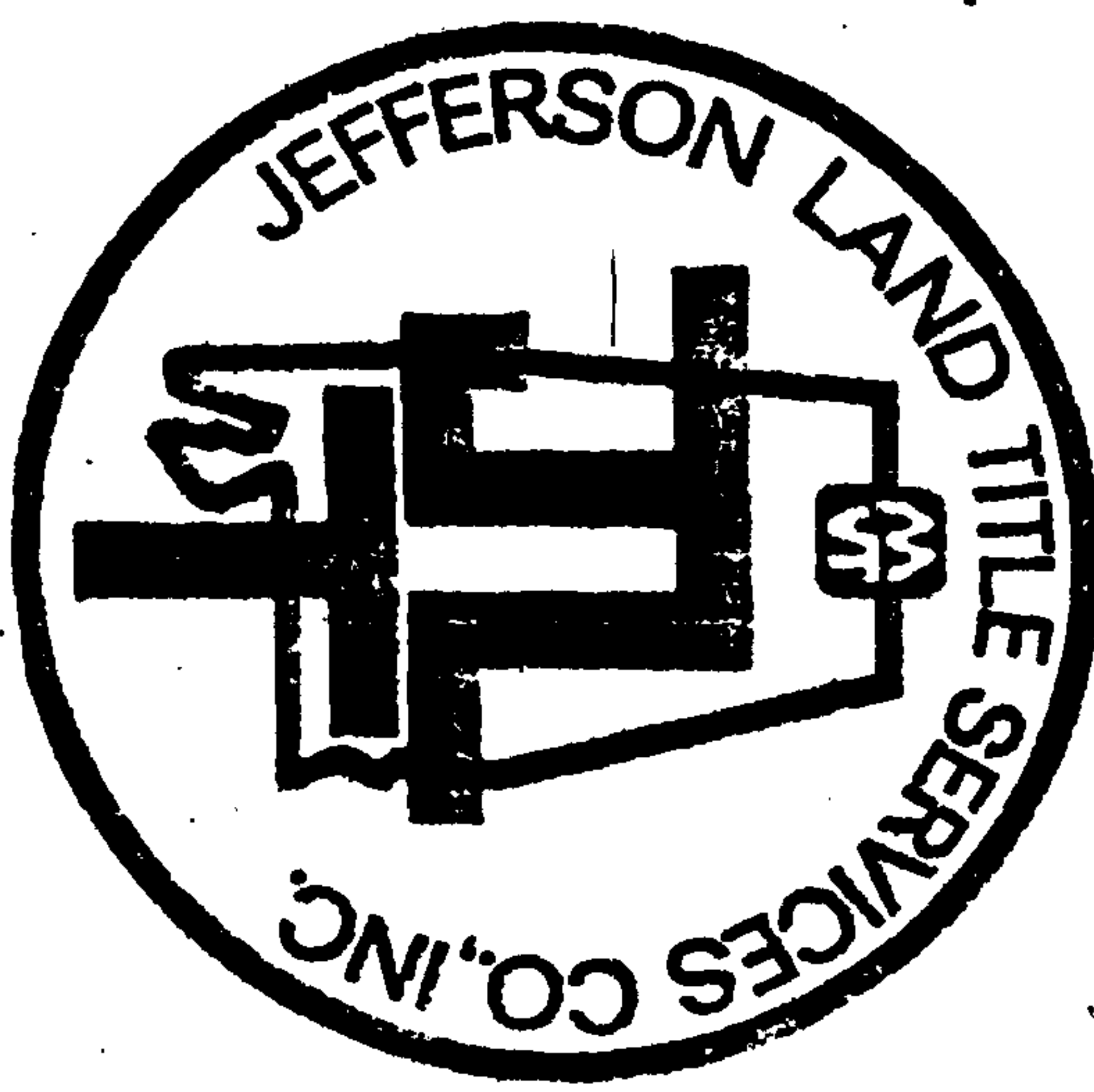
1981 APR 27 PM 2:26 Deed to - 1900
Rec 400
Ind. 100
2400
James A. Brown, Jr.
JUDGE OF PROBATE

BOOK 332 PAGE 463

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.
316 21ST NORTH • P.O. BOX 10681 • PHONE (205) 328-8030
BIRMINGHAM, ALABAMA 35201
AGENTS FOR

Mississippi Valley Title Insurance Company