

This instrument was prepared by
Harrison, Cowell, Harrison & Justice

(Name) Attorneys at Law

P.O. Box 557

(Address) Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.

318 11ST NORTH S.W. 4TH FLOOR ALABAMA 35201

318 11ST NORTH S.W. 4TH FLOOR ALABAMA 35201

ALABAMA

Montgomery Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,



19810427000046260 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
04/27/1981 00:00:00 FILED/CERTIFIED

That in consideration of Seven 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 and 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

Shelby County, Alabama to-wit:

All that part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 8, Township 22 South, Range 1 East, which lies West
of Montgomery Road, EXCEPT THAT part conveyed to Arthur Atkinson by deed recorded in Deed Book
134, Page 430 in the Probate Office of Shelby County, Alabama. Said exception being more parti-
cularly described as follows: Beginning at the Southwest corner of said Northwest Quarter of the
Northwest Quarter, and run thence North 3 degrees and 20 minutes West, a distance of 941.3 feet
to an iron stob; run thence North 86 degrees and 35 minutes East, a distance of 557.8 feet to the
right-of-way of the Montgomery public road; run thence South 33 degrees and 30 minutes West 81 feet
run thence South 20 degrees and 21 minutes West 444.4 feet; run thence South 17 degrees and 50
minutes West 503.2 feet to the South line of said forty; run thence South 86 degrees and 35
minutes West a distance of 138.8 feet to the point of beginning, and containing 7 acres.

ALSO LESS AND EXCEPT that portion described as follows:

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 EXCEPT a road easement described as follows: Commence at the NW corner of Section 8,
Township 22 South, Range 1 East; thence run South along the West boundary of said Section a distar
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.

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 Douglas D. Erwin, as Attorney in Fact for Linda Ruth Erwin (Seal)

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, 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

Form ALA-31

W. R. Justice

Notary Public.

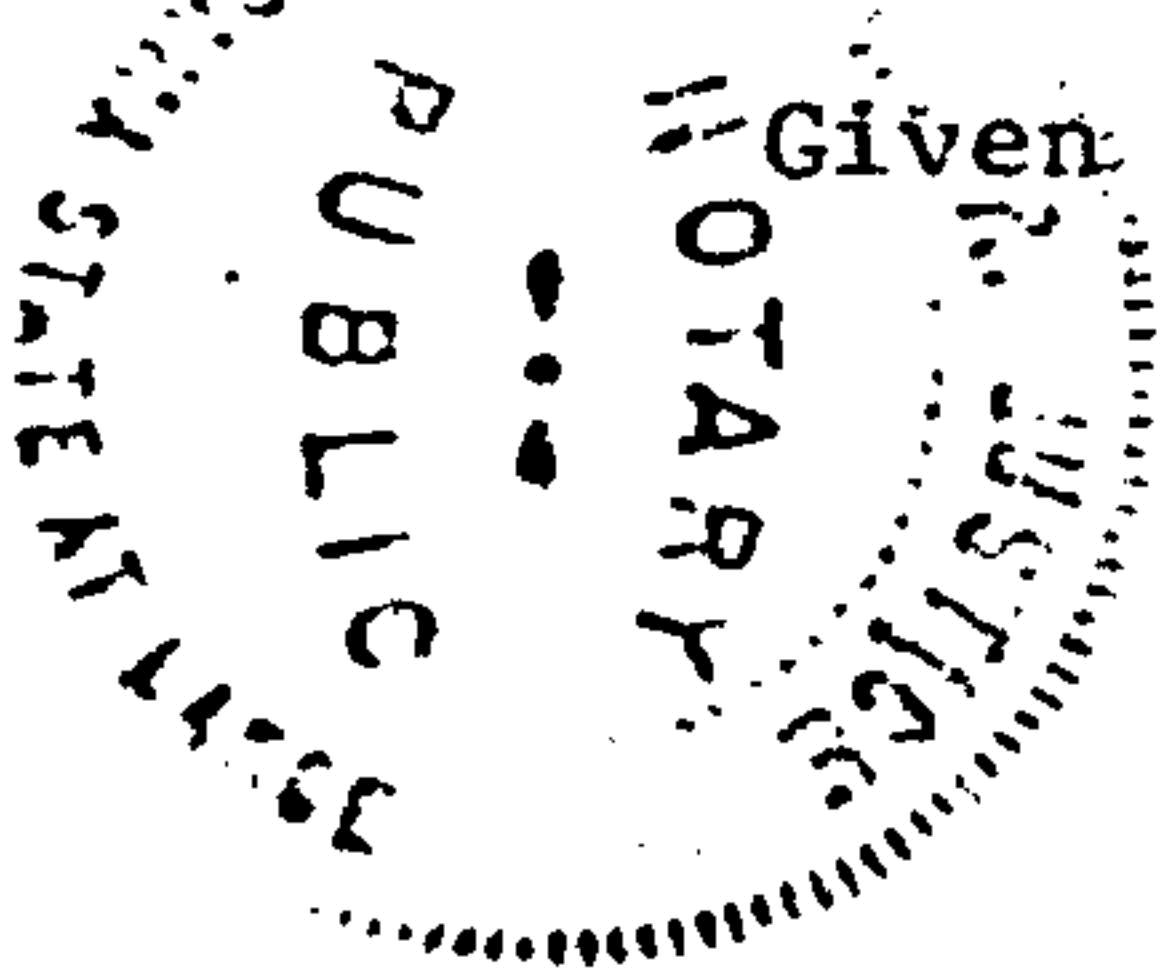
SEE REVERSE SIDE FOR ACKNOWLEDGMENT

STATE OF ALABAMA)

General Acknowledgment

SHELBY COUNTY)

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, wife of Douglas D. 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

19810427000046260 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
04/27/1981 00:00:00 FILED/CERTIFIED

BOOK 332 PAGE 465

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

1981 APR 27 PM 2:26

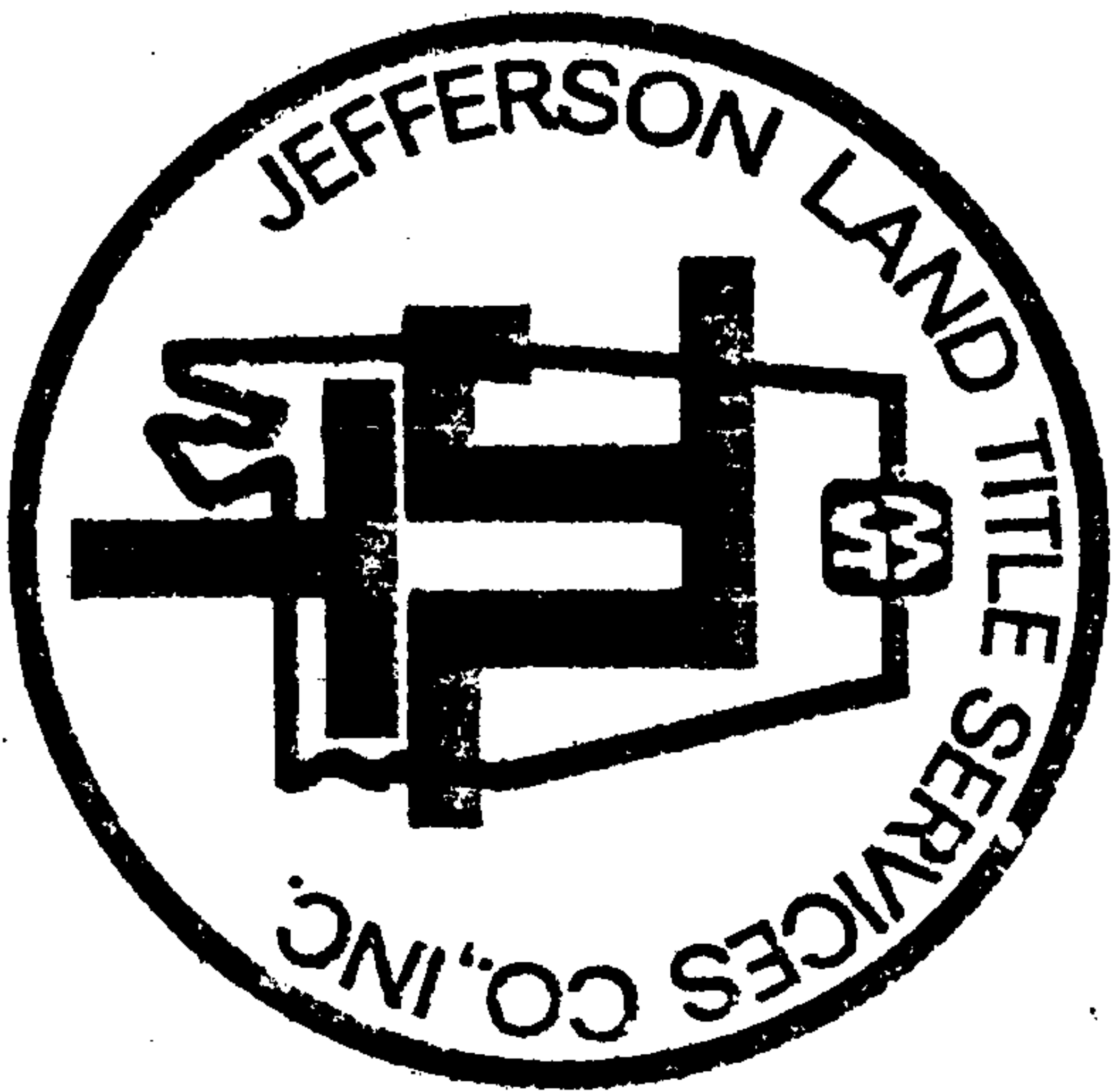
Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

Deed tax 7.00
Rec 4.00
Ind. 1.00
12.00

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.
31621ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8030
BIRMINGHAM, ALABAMA 35201

AGENTS FOR
Mississippi Valley Title Insurance Company