

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law 358

(Address) P.O. Box 822, Columbiana, Alabama 35051

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Shelby Cnty Judge of Probate, AL  
08/12/1981 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.

That in consideration of One and no/100-----DOLLARS

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

Frank Abernathy, an unmarried man  
(herein referred to as grantor) do grant, bargain, sell and convey unto

Billie Wayne Sanders and Lynn Abernathy Sanders  
(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 NE $\frac{1}{4}$  of Section 9, Township 21 South, Range 3 West; thence run South along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section 364.25 feet; thence turn right 90 deg. 10' 30" and run Westerly 2496.22 feet; thence turn right 86 deg. 20' 49" and run Northerly 966.64 feet; thence turn left 86 deg. 18' 11" and run Westerly 864.12 feet to the point of beginning of said parcel; thence continue Westerly along last described course 618.08 feet to the centerline of Shelby Co. Road #17; thence turn left 70 deg. 20' 11" and run Southwesterly along said centerline 302.59 feet; thence turn left 107 deg. 00' and run Southeasterly 256.15 feet; thence turn right 7 deg. 40' 18" and run Southeasterly 471.69 feet; thence turn left 100 deg. 20' 06" and run Northerly 381.47 feet to the point of beginning. LESS AND EXCEPT that portion which lies in the right of way of Shelby Co. Road #17 (R/W 80 feet). According to survey of Ernest O. Little, Jr., Reg. #6257, dated July 28, 1981.

Subject to easements and restrictions of record.

THIS DEED IS GIVEN TO CORRECT THAT CERTAIN DEED RECORDED IN DEED BOOK 332, PAGE 481, IN PROBATE OFFICE.

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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 2<sup>th</sup> day of August, 1981

WITNESS STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
Corrected  
1981 AUG 12 AM 8:51  
250 (Seal)

Frank Abernathy (Seal)  
Frank Abernathy

James A. Sanders, Jr. (Seal)  
JUDGE OF PROBATE

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 Frank Abernathy, an unmarried man 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 7<sup>th</sup> day of August, A. D., 1981

Laborah B. Davis  
y Public.

NOTARY PUBLIC  
JACK A.