

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



19811102000116600 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
11/02/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of Forty-Five Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Hoyt E. Henderson and wife, Lavada M. Henderson
(herein referred to as grantors) do grant, bargain, sell and convey unto

James R. Chalker and Anne Jolly Chalker
(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:

All of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ lying North and East of the Central of Georgia
Railroad Company's right-of-way, and all of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ lying
North and East of the Central of Georgia Railroad Company's right-of-way,
said quarter Section lying and being situated in Section 24, Township 18
South, Range 1 East, in Shelby County, Alabama, containing 37 acres, more
or less.
Situating in Shelby County, Alabama.

Subject to all restrictions of record, and right-of-way to Shelby County
dated April 17, 1930, recorded in Deed Book 114, Page 464, in the Probate
Office of Shelby County, Alabama.

\$30,000.00 of the above recited purchase price was paid from a mortgage
executed simultaneously herewith.

Also a twenty (20) foot access easement across the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of
said Section reserved in deed recorded in Deed Book 280, Page 419, in the
Probate Office of 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 2nd
day of November 1981

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED
1981 NOV -2 PM 1:43
JUDGE OF PROBATE
Hoyt E. Henderson (Seal)
Lavada M. Henderson (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 Hoyt E. Henderson and wife, Lavada M. Henderson
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before
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 2nd day of November A. D., 1981

W. R. Justice
Notary Public.