

This instrument was prepared by

1457

(Name) Mike T. Atchison, Attorney at Law

(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-1-8 Rev. 1-68

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 Two Thousand and no/100 (\$2,000.00) DOLLARS

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

Argle Mayfield and wife, Faye Mayfield

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

Ralph H. Carpenter and wife, Mary B. Carpenter

(herein referred to as GRANTEEES) 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 part of the E $\frac{1}{2}$  of NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 1, Township 21, Range 1 East, more particularly described as follows: Commencing at the SE corner of the E $\frac{1}{2}$  of NW $\frac{1}{4}$  of NW $\frac{1}{4}$  and run West along South line of said forty a distance of 45.0 feet to the West line of a County road to point of beginning; thence along the West line of said road North 7 deg. 29' West 321.3 feet; thence continue along West line of said road North 4 deg. 30' West 156.1 feet; thence continue along West line of said road North 10 deg. 05' West 150.8 feet; thence run West 208.0 feet; thence run South 8 deg. 05' East 628.9 feet to the South line of said 20 acres; thence run East along South line of said 20 acres a distance of 210.0 feet to point of beginning. Containing 3.03 acres, more or less.

Subject to easements, restrictions, rights of way, and permits of record.

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TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 9<sup>th</sup> day of April, 1982.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
TO BE A TRUE COPY

(Seal)

1982 APR -9 PM 4:00 (Seal)

Attest: *Argle Mayfield* (Seal)

WITNESS OF PREDATE

Deed 2.00  
Rec. 1.50  
Sub 1.00  
4.50

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 Argle Mayfield and wife, Faye Mayfield, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 9<sup>th</sup> day of April, 1982. A. D. 1982

R. I. Box 22-A1  
Shelby, 35143

*Argle Mayfield*  
Notary Public  
5/1/2009