

972

10,000

This instrument was prepared by

(Name) Vernon N. Schmitt, Attorney at Law

(Address) P.O. Box 521 Leeds, Alabama 35094

Form 1-1.5 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 ONE and No/100-----(\$1.00)----- DOLLARS

and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, George Rowe and wife, Connie F. Rowe, Marlene S. Colley and husband, Calvin L. Colley, Sandra S. Hall and husband, John V. Hall, Jr. (herein referred to as grantors) do grant, bargain, sell and convey unto

George Rowe and wife, Connie F. Rowe

(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:

A tract or parcel of land in Shelby County, State of Alabama, and lying and being in the SE1/4-NW1/4, the NE1/4-SW1/4, the NW1/4-SE1/4, the SW1/4-NE1/4, all in Section 10, Township 19 South, Range 2 East and being more particularly described as follows:

For a point of beginning commence at the Northwest corner of the SE1/4-NW1/4 of said Section 10 said point also being the Northwest corner of the following described property, thence North 89° 56' East along the North boundary of the above mentioned SE1/4-NW1/4 of said Section 10 for a distance of 1195 feet, more or less, to a point in the center of Old Spring Creek, thence along the center of said creek the following courses; South 15° 46' East 46.46 feet, South 63° 54' West, 63.41 feet; South 18° 00' East 141.6 feet; South 79° 32' East, 147.0 feet. thence in a southeasterly direction for a distance of 155 feet, more or less, to a point on the southwesterly right of way line of the Central of Georgia Railroad; thence South 34° 23' East along the southwesterly R.O.W. line of said railroad for a distance of 140 feet, more or less, to a Railroad rail driven in ground, 13 feet West of the center of said Old Spring Creek, thence South 19° 56' East, 141 feet, more or less, to a point in the center of said creek; thence continuing along the center of said creek the following courses: South 83° 40' West, 86.2 feet; South 23° 40' East, 186 feet; South 22° 15' West, 95.5 feet; South 02° 54' West; 190.9 feet; South 23° 00' East, 199.7 feet; South 56° 59' East, 196.2 feet to a point in the center of said creek; thence South 69° 13' West and leaving said creek for a distance of 1208 feet, more or less, to a point on the northeasterly R.O.W. line of County Highway #81, said point being 30 feet from the centerline of said Highway; thence North 39° 16' West along said R.O.W. line 377.2 feet to the point of beginning of a curve concave left; thence continuing along the northeasterly side of said Hwy. the following courses: North 39° 16' West 377.2 feet; North 43° 06' West, 250.2 feet; North 47° 41' West, 263.7 feet, (DESCRIPTION CONTINUED ON THE REVERSE HEREOF)

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 22nd day of May, 1982

WITNESS:

George Rowe (Seal) GEORGE ROWE
Marlene S. Colley (Seal) MARLENE S. COLLEY
Sandra S. Hall (Seal) SANDRA S. HALL

Connie F. Rowe (Seal) CONNIE F. ROWE
Calvin L. Colley (Seal) CALVIN L. COLLEY
John V. Hall Jr (Seal) JOHN V. HALL, JR.

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 George Rowe and wife, Connie F. Rowe, Marlene S. Colley and husband, Calvin L. Colley, and Sandra S. Hall and husband, John V. Hall, Jr. 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 22nd day of May, A.D., 1982.

Vernon N. Schmitt

Notary Public.

P.O. Box 201
Vincennes, AL 35778

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North 52° 00' West, 106 feet, more or less, to a point on the Northeasterly side of said Highway and the West boundary of the SE¼-NW¼ of said Section 10; thence North 01° 09' East along the West boundary of said quarter-quarter section for a distance of 1006.5 feet to the point of beginning. Containing 50.7 acres, more or less.

The Grantors herein, Marlene S. Colley and Sandra S. Hall are the sole, surviving heirs at law of Everlene Stone, who departed this life on the 25th day of May, 1980 intestate. There has been no administration on the estate of Everlene Stone and there will be none. Everlene Stone died leaving no children of deceased children. The Everlene Stone referred to herein is one and the same person as the Everlene Stone, one of the Grantees in that certain deed recorded in Book 324 at Page 972 in the Office of the Judge of Probate of Shelby County, Alabama.

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

1982 JUN 30 AM 11:08

Thomas G. Linder, Jr.
JUDGE OF PROBATE

Send TAX 10.00
Rec 5.00
Ind 1.00

16.00

RETURN TO

GEORGE ROWE and wife, CONNIE F. ROWE,
MARLENE S. COLLEY and husband, CALVIN
L. COLLEY, SANDRA S. HALL and husband
JOHN V. HALL, JR.

TO

GEORGE ROWE and wife, CONNIE F. ROWE

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.

Title Insurance
BIRMINGHAM, ALA.