

This instrument was prepared by

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Form 1-1-8 Rev. 1-88

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 Thousand, Two Hundred and no/100 (\$1,200.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Margie Collins, an unmarried widow

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

✓ J.D. Jackson and wife, Teresa Diana Jackson

(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 parcel of land containing 1.05 acres, more or less, located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of said Section 14; thence run East along the South line of said Section 14 a distance of 604.00 feet; thence turn left 90 deg. 35' a distance of 295.00 feet to the point of beginning; thence turn right 91 deg. 00' 00" a distance of 235.65 feet; thence turn left 121 deg. 38' 01" a distance of 171.69 feet; thence turn right 121 deg. 29' 40" a distance of 105.36 feet; thence turn left 104 deg. 55' 10" a distance of 98.56 feet; thence turn left 86 deg. 14' 00" a distance of 234.29 feet; thence turn left 79 deg. 59' 45" a distance of 195.78 feet to the point of beginning.

ALSO, a 20-foot easement for the purpose of ingress, egress, and utilities, between the above described parcel and Highway #119, 10 feet on each side of the following described centerline: Commence at the most Easterly corner of the above described parcel; thence run Northwesterly along the Easterly line of said parcel a distance of 10.35 feet to the point of beginning of said centerline; thence turn right 104 deg. 55' 10" a distance of 277 feet, more or less, to the Westerly right-of-way of said Highway #119 and the end of said centerline.

According to survey of Johnye Horton, Reg. No. 12496, dated November 28, 1982.

Margie Collins is the sole and surviving grantee in deed from Clarence S. Collins and wife, Margie Collins to Clarence S. Collins and Margie Collins, dated 7th June 1966, and recorded in Deed Book 242, Page 742, the other grantee, Clarence S. Collins, having died on or about the _____ day of _____, 19____.

Subject to current taxes, restrictions, rights of way, easements, and permits of record. 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 6th day of December, 1982.

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS DEED WAS FILED

1982 DEC -6 AM 11:54 (Seal)

Margie Collins (Seal)
Margie Collins(Seal)
J. D. Jackson
JUDGE OF PROBATE (Seal)STATE OF ALABAMA
SHELBY COUNTYDeed 1.50
Rec. 1.50
Ind. 1.00
4.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, State, hereby certify that Margie Collins, an unmarried widow whose name is signed to the foregoing conveyance, and who is known to me, executed before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of December, A. D., 1982.R. H. Boy 1172
AlabasterJanet F. Parker
My commission expires 10/16/84
Notary Public.

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