

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
01/13/1983 00:00:00 FILED/CERTIFIED

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-6 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 FIFTY-FIVE THOUSAND, FOUR HUNDRED, NINETY-ONE & NO/100 (\$55,491.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, H. E. Wills and wife, Marie M. Wills, and Thomas H. Ware and wife, Betty C. Ware

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

Edward L. Osborn and wife, Mildred Osborn

(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 of land located in Section 4, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama, thence Northerly along the East line of said Southwest Quarter of Northeast Quarter and an extension thereof 1,437.09 feet more or less to the centerline of an abandoned railroad grade, thence 88° 22' 30" left, Westerly along said centerline 246.66 feet, thence 6° 41' 30" right along said centerline 137.30 feet, thence 17° 22' 30" left along said centerline 361.15 feet, thence 16° 36' left along said centerline 273.62 feet, thence 6° 39' left along said centerline 302.05 feet, thence 14° 31' right along said centerline 246.70 feet, thence 18° 53' 30" right along said centerline 302.71 feet, thence 7° 01' right along said centerline 88.41 feet, thence 62° 09' 30" left, leaving said railroad grade, 299.13 feet, thence 55° 49' left, Southeasterly, 788.45 feet to the South line of the North half of said Section 4, Township 21 South, Range 2 West, thence Easterly along said line 1776.84 feet, more or less, to the point of beginning, excepting a 30 foot strip of land on the South side of the centerline of above mentioned railroad grade, containing 52.35 acres, more or less, according to survey of James H. Seale Registered Land Surveyor, dated October 27, 1982, Minerals and mining rights excepted. Subject to easements, rights of way, and restrictions of record.

Sellers transfer a one-half interest in the mineral rights which they own in subject property

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 13th day of January, 1983.

WITNESS:

DEED TAX \$5.50
Rec 2.50
JAN 13 AM 9:27
59.00

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H.E. Wills and wife Marie M. Wills; Thomas H. Ware and wife, Betty C. Ware whose name S. 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 13th day of January, A. D., 1983.

Lancei Brasher

Notary Public.