

This instrument was prepared by

470

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) P. O. Box 1227, Columbiana, Alabama 35051-1227

This instrument prepared without examination of title or certification as to correctness of legal description, which was furnished by the Grantor.

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 TWO THOUSAND and NO/100 (\$2,000.00) - - - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, MAURICE G. PEARSON and wife, THELMA M. PEARSON,

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

JOHN G. O'QUINN and wife, RUTH M. O'Quinn,

(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:

That part of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 15, Township 22 South, Range 1 East, Shelby County, Alabama, that lies South of and adjacent to the right-of-way line of Shelby County Highway No. 42 East, and described as follows: Commence at the point where the South right-of-way line of Shelby County Highway No. 42 intersects the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence run South along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 208.8 feet; thence run West and parallel with the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 417.6 feet; thence run North and parallel with the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 208.8 feet, more or less, to a point on the South right-of-way line of Shelby County Highway No. 42; thence run in an Easterly direction along the South right-of-way line of Shelby County Highway No. 42 for a distance of 417.6 feet, more or less, to the point of beginning. Containing 2 acres, more or less.

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Subject to all easements and rights-of-way of record in the Office of the Judge of Probate of Shelby County, Alabama, and to ad valorem taxes for 1983 and subsequent years.

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 21<sup>st</sup> day of January, 1983.

WITNESS:

Dead Tax 2.00  
Recd 1.50  
Ind 1.00  
A.50  
1983 FEB 11 AM 9:19  
(Seal)

Maurice G. Pearson (Seal)  
Thelma M. Pearson (Seal)  
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in and State, hereby certify that Maurice G. Pearson and wife, Thelma M. Pearson, 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 21<sup>st</sup> day of January, 1983.

RE 1 Box 14 B  
Shelby Co AL 35743

Margaret Myers  
PUBLIC