

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) Columbiana, Alabama 35051

1-15-83 REC 1-66

WARRANT DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAWYERS TITLE INSURANCE CORPORATION, INC.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 ----- DOLLARS  
and love and affection

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

✓ Elsie Kirkpatrick, a single person

5234 Roy Drive, Helena, Alabama 35080

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

Jan Broadhead, Bobby Broadhead, Reagan Broadhead and Philicia Broadhead

(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:

Property being described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed for the purpose of identification by grantor.

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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 11<sup>th</sup> day of February, 1983

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

*Elsie Kirkpatrick* (Seal)  
(Elsie Kirkpatrick)

.....(Seal)

.....(Seal)

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 Elsie Kirkpatrick, a single person

whose name signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, not 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 11<sup>th</sup> day of February, A. D., 1983

*Frances Parish*  
Notary Public.

My Commission Expires May 14, 1984

# EXHIBIT "A"

Part of  $\frac{1}{4}$  of  $\frac{1}{4}$  of Section 22, Township 20 South, Range 3 West of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Begin at the SW corner of said Section 22, then in Easterly direction along South boundary of said Section 22, 515.73 feet to the center line of Hillshore Branch, for the point of beginning of tract of land herein described; thence turning an angle of 69 deg. and 14 minutes to left in Northeasterly direction along center line of said branch 264.60 feet; thence turning an angle of 2 deg. 25 min. and 30 sec. to right in Northeasterly direction along the center line of said branch 179.95 feet; thence turning an angle of 11 deg. 35 min. to the left in Northeasterly direction along center line of said branch 154.12 feet; thence turning an angle of 8 deg. and 34 min. to the left in Northerly direction along the center line of said branch 214.52'; thence turning an angle of 3 deg. and 03 min. to the right in Northerly direction along the center line of said branch 338.29 feet; thence turning an angle of 10 deg. 22 min. and 30 sec. left in Northerly direction 270.35 feet; thence turning an angle of 9 deg. 21 min. and 30 sec. to the right in Northerly direction 311.86 feet; thence turning an angle of 76 deg. and 36 min. to the right in Easterly direction 277.90 feet; thence turning an angle of 96 deg. 58 min. and 30 sec. to the right in a Southerly direction 881.30 feet; thence turning an angle of 19 deg. and 40 min. to the right in Southwesterly direction 899.38 feet to the point of intersection with the South line of said Section 22; thence turning an angle of 71 deg. and 41 min. to the right in Westerly direction along the South boundary of said section 22, 263.60 feet to the point of beginning. Containing 11.174 acres, more or less.

ALSO:

Begin at the Southwest corner of Southeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of Section 22, Township 20 South, Range 3 West, of Huntsville Principal Meridian, Shelby County, Alabama; thence East along South boundary of said Section 22 678.42 feet, said point being in an old lane; thence turning an angle of 91 degrees and 31 minutes to the left in Northerly direction 1,860.71 feet to the point of beginning of a tract of land herein described; thence turning an angle of 96 degrees and 49 minutes to the left in Westerly direction 1,140.86 feet to center line of a branch; thence turning an angle of 100 degrees and 12 minutes to the right in Northeasterly direction along center line of said branch 89.37 feet; thence turning an angle of 7 degrees and 33 minutes right in Northeasterly direction along center line of said branch 115.15 feet; thence turning an angle of 71 degrees and 26 minutes to the right in Easterly direction 644.89 feet; thence turning an angle of 97 degrees and 41 minutes to the right in Southerly direction 105.28 feet; thence turning an angle of 97 degrees, 19 minutes and 30 seconds to the left in Easterly direction 470.65 feet; thence turning an angle of 97 degree and 16 minutes and 30 seconds to the right in Southerly direction 107.00 feet to the point of beginning. Containing 4.190 acres, more or less.

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SIGNED FOR IDENTIFICATION:

*Elsie Kirkpatrick*  
Elsie Kirkpatrick, Grantor

1983 FEB 14 AM 11:42

Need tax 400  
Recs 400  
Ind. 100  
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