

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

THE STATE OF ALABAMA)
SHELBY COUNTY)KNOW ALL MEN BY THESE PRESENTS that in consideration of TEN DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Patricia T. Royster and Robert Royster(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Margaret Wilson(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 the County of SHELBY, and the State of Alabama, to-wit:Commence at the Northwest Corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 22 South, Range 2 West, thence run South and along the West line for a distance of 484.18' feet, thence turn $83^{\circ}34'$ to the left for a distance of 359.67 feet, thence turn $50^{\circ}15'$ to the right for a distance of 179.42 feet to the point of beginning. Thence turn $15^{\circ}00'$ to the left for a distance of 210.0 feet, thence turn $90^{\circ}00'$ to the right for a distance of 210.0 feet; thence turn $90^{\circ}00'$ to the right for a distance of 210.0 feet, thence $90^{\circ}00'$ to the right for a distance of 210.0 feet to the point of beginning.Also a 50' Right of Way Commenceing at the said NW Corner of the SE $\frac{1}{4}$ of the S. E. $\frac{1}{4}$ of S.15, T.22 S., R.2W and run South along the same West line for 484.14' to P.O.B.; thence turn S $83^{\circ}57'46''$ W. for 211.94; thence S $64^{\circ}13'43''$ E. for 198.38', Thence S $79^{\circ}52'45''$ E. 140.32'. Situated in Shelby County, Alabama.

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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 their 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 hands and seals, this 5th day of February, 1983.

WITNESS:

I CERTIFY THIS INSTRUMENT WAS FILED

1983 FEB 23 AM 10:57

Patricia T. Royster (L. S.)
Robert Royster (L. S.)
Robert Royster (L. S.)
Robert Royster (L. S.)THE STATE OF ALABAMA,)
SHELBY COUNTY.

JUDGE OF PROBATE

I, Donald W. Rayfer, a Notary Public in and for said State, do hereby certify that Patricia T. Royster and Robert Royster

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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of February, 1983.

Donald W. Rayfer
Notary Public.This instrument was prepared by: Margaret Wilson

FOR RECORDING ONLY