

SEND TAX NOTICE TO: Route 1 Box 600

100,000⁰⁰

This instrument was prepared by Teeda, Ala 35094

(Name) Earl D. Hendon, Attorney

(Address) 16 Office Park Circle #11, Birmingham, Ala. 35223

Form 1-16 Rev. 1-65

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 and no/100-----(\$1.00)----- DOLLARS and other good and valuable consideration,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mrs. Augusta R. Parker

(herein referred to as grantors) do grant, bargain, sell and convey unto Sims R. Beavers and Ann T. Beavers

(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:

Part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 21 and the NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of Section 28, all in Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Southeast corner of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 28, run in a northerly direction along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 1322.75 feet, more or less, to the southeast corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 21; thence turn an angle to the right of 0°35' and run in a northerly direction along the east line of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ for a distance of 97.91 feet; thence turn an angle to the left of 79°23'10" and run in a northwesterly direction for a distance of 103.60 feet; thence turn an angle to the right of 38°07'40" and run in a northwesterly direction for a distance of 308.71 feet; thence turn an angle to the left of 101°09'05" and run in a southwesterly direction for a distance of 818.93 feet; thence turn and angle to the left of 28°18'57" and run in a southwesterly direction for a distance of 1049.84 feet, more or less, to a point on the south line of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 28, Township 18 South, Range 1 West; thence turn an angle to the left of 100°02'43" and run in an easterly direction for a distance of 987.72 feet, more or less to the point of beginning, containing 28.38 acres, more or less.

Subject to easements and encumbrances of record, rights of way of public roads in and about said realty, and such other limitations as a survey would show.

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 30th day of June, 1983

WITNESS:

Deed TAX 100.00
Rec 1.50 1983 JUL -1 AM 9:02
Jud 1.00
102.50
Earl D. Hendon (Seal)

Augusta R. Parker (Seal)
Augusta R. Parker (Seal)
(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, Earl D. Hendon, a Notary Public in and for said County, in said State, hereby certify that Mrs. Augusta R. Parker, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged 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 30th day of June, A. D. 1983

Earl D. Hendon

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