

This instrument was prepared by

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

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-66

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 FIFTEEN THOUSAND, EIGHT HUNDRED, FIFTY-SIX & 25/100 (\$15,856.25) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Thomas H. Ware and wife, Betty C. Ware; H. E. Wills and wife, Marie M. Wills (herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Claude E. Lee and wife, Mary Paxton Lee

(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 the SW $\frac{1}{4}$ of Section 33, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 33, Township 20 South, Range 2 West, Shelby County, Alabama; thence Westerly along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 92.63 feet; thence 67 deg. 44' right Northwesterly 721.95 feet; thence 20 deg. 42' 30" right Northerly 190.0 feet; thence 46 deg. 15' 46" right Northeasterly 457.38 feet to the point of beginning of tract of land herein described; thence continue along the last mentioned course 903.92 feet; thence 66 deg. 58' 16" left Northwesterly 684.75 feet to the top of Locust Ridge; thence 104 deg. 31' 26" left Southwesterly along the top of said Locust Ridge 1032.22 feet; thence 87 deg. 35' 33" left leaving top of said Locust Ridge in a Southeasterly direction a distance of 797.26 feet to the point of beginning, containing 16 acres, more or less. Sellers reserve 60 feet right of way beginning at the South side of existing road bed and run along said road in a Northeasterly direction through property, also 35 feet entrance road already established into piece of property south of described property. MINERAL AND MINING RIGHTS EXCEPTED.

Also conveyed hereby is a non-exclusive easement to provide ingress and egress to and from the above described parcel over and across an existing road which connects with an existing public road (Shelby County Highway No. 339), said road being a uniform width of 60 feet as it crosses the above described 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 day of June, 19 83.

WITNESS:

STATE OF ALA. SHELBY CO. JUNE 16 1983

Thomas H. Ware (Seal)
Betty C. Ware (Seal)
H. E. Wills (Seal)
Marie M. Wills (SEAL)
General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas H. Ware and wife, Betty C. Ware 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 16 day of June, A. D., 19 83.

5512 Highway Home
Birmingham, Ala. 35242

Bobbie M. La Public.

BOOK 348 PAGE 521

RETURN TO

Thomas H. Ware
Betty G. Ware
H. E. Wills
Marie M. Wills

TO

Claude E. Lee

Mary Paxton Lee

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that H. E. WILLS and wife, MARIE M. WILLS, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, 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 seal this 15 day of June, 1983.

Suzanne Nail
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTICE WAS FILED
1983 JUL 20 AM 10:23

F. Ross J. J. J.
JUDGE OF PROBATE

*deed 16.00
Rec 3.00
Incl 1.00
20.00*