

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW 528

(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 ONE AND NO/100 (\$1.00) DOLLARS

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

Bessie Mae Lawler, a widow

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

✓ Betty Ann Yancey and husbnad, Glenn Yancey

(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:

PARCEL #3:

A parcel of land located in Montevallo, Alabama described as follows: 523 feet from the intersection of the West line of the NE $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East and North line of Alabama Highway 25; thence North 604 feet to the South line of the Southern Railroad; thence Northerly along the Southern Railroad line 170 feet; thence South 450 feet; thence Westerly 70 feet, thence Southerly 225 feet to a point on the North right-of-way Highway 25, thence West along said right-of-way 100 feet to the point of beginning.

BOOK 352 PAGE 640

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, have hereunto set My hand(s) and seal(s), this 5th day of January, 1984.

WITNESS:

L. S. Hope (Seal)

R. B. Beyer (Seal)

J. N. Elwood (Seal)

Bessie Mae Lawler (Seal)
(Bessie Mae Lawler)

St. L. Lawler Jr. (Seal)

Betty Ann Yancey (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

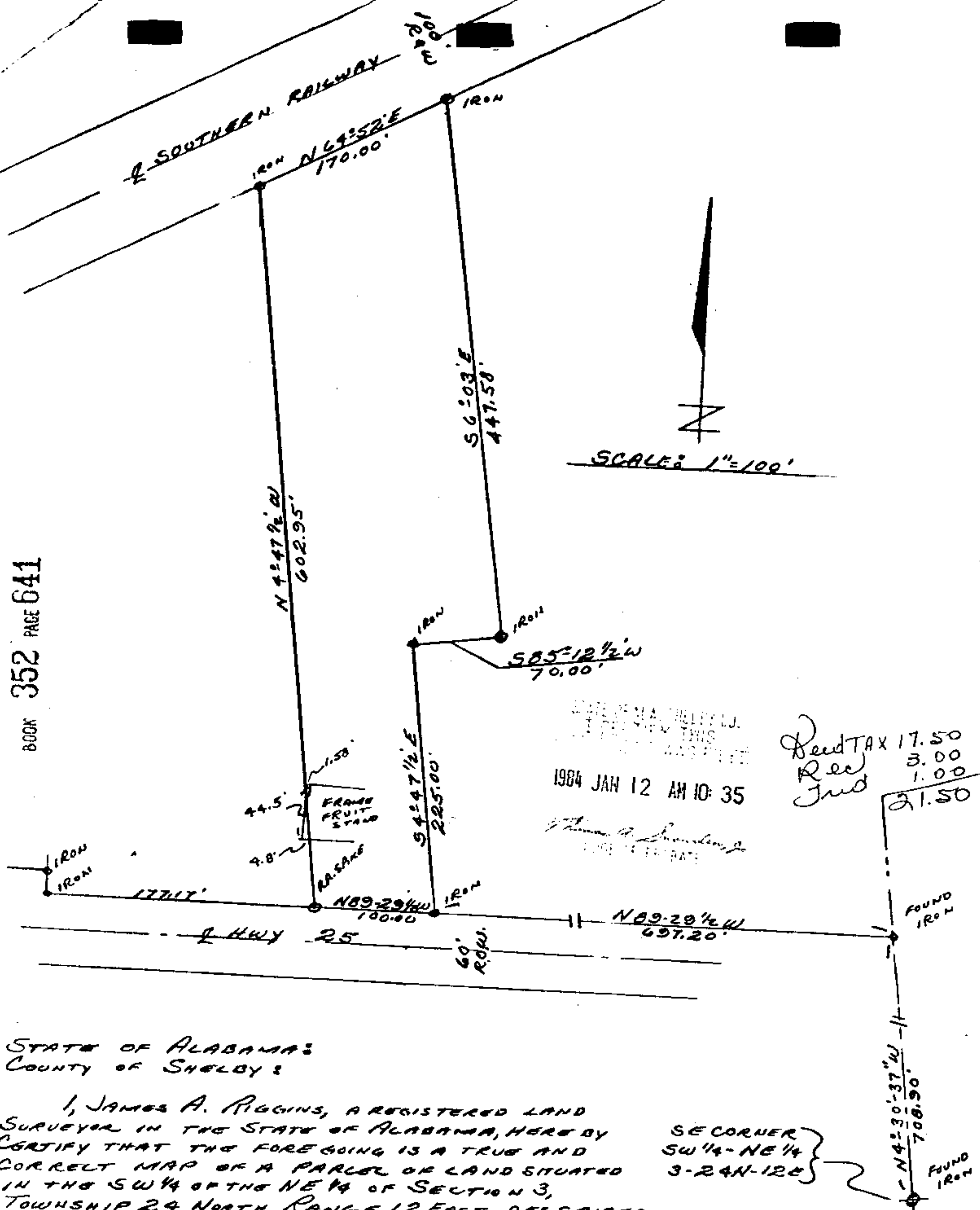
General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bessie Mae Lawler, a widow 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 5th day of January, A. D., 1984.

3535 Hidden Acres Dr.
Atlanta, Georgia
30340

Carlene L. Hadaway
Notary Public.
Expires December 1, 1985
Surety Company



STATE OF ALABAMA, SHELBY CO.
 1984 JAN 12 AM 10:35

Deed TAX 17.50
 Rec 3.00
 Ind 1.00
 21.50

STATE OF ALABAMA:
 COUNTY OF SHELBY:

I, JAMES A. RIGGINS, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT MAP OF A PARCEL OF LAND SITUATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 12 EAST DESCRIBED AS FOLLOWS:

SE CORNER
 SW 1/4 - NE 1/4
 3-24N-12E

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 3 AND GO N 4° 30' 37" W ALONG THE EAST BOUNDARY OF SAID 1/4 - 1/4 SECTION FOR 708.90 FEET TO THE NORTH BOUNDARY OF THE 60 FEET RIGHT-OF-WAY OF HIGHWAY 25; THENCE N 89° 29' 1/2" W ALONG SAID NORTH BOUNDARY 697.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG N 89° 29' 1/2" W FOR 100.00 FEET; THENCE N 4° 47' 1/2" W FOR 602.95 FEET TO THE SOUTHERLY BOUNDARY OF SOUTHERN RAILWAY'S 100.00 FEET RIGHT-OF-WAY; THENCE N 64° 52' E ALONG SAID BOUNDARY 170.00 FEET; THENCE S 6° 03' E FOR 447.58 FEET; THENCE S 85° 12' 1/2" W FOR 70.00 FEET; THENCE S 4° 47' 1/2" E FOR 225.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.8 ACRES MORE OR LESS.

DATE: JANUARY 2, 1984

SIGNED: James A. Riggins
 REG. N° 9428