

This instrument was prepared by

431

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

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-6 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 DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS---XMOEARS

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

Lawrence Edwards, a single man

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

✓ Ruby Nell Jacks Butler and husband, Roger Butler

(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:

All that part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 1, Township 20 South, Range 2 East, that lies North and East of the Northeast right-of-way line of Old U. S. Highway 280 (Florida Short Route) and South and East of the Southeast right-of-way line of Shelby County Highway No. 475, less and except the parcels of land conveyed by those certain deeds recorded in Deed Book 331, Page 967, Deed Book 186, Page 130, and Deed Book 185, Page 41, in the office of the Judge of Probate of Shelby County, Alabama. The grantor, Lawrence Edwards, retains in favor of himself a life estate in and to the following described property and the residence situated thereon; Commence at the Northeast corner of the above mentioned Quarter-quarter section and proceed South 02 deg. 00 min. West (magnetic) along the East boundary of said quarter-quarter section for a distance of 1224 feet, more or less, to a point on the Northeasterly right-of-way line of U. S. Highway #280 4-lane (acquired R.O.W. for Four-Lane now under construction); thence proceed North 53 deg. 25 min. West along said right-of-way line for a distance of 273 feet, more or less, to a fence and the point of beginning of property herein described; from said point of beginning continue North 53 deg. 25 min. West along said right-of-way line for a distance of 220.1 feet; thence proceed North 66 deg. 08 min. East for a distance of 207.0 feet; thence proceed South 34 deg. 52 min. East for a distance of 227.31 feet to a point on a fence; thence South 78 deg. 43 min. West along said fence line for a distance of 145.31 feet to the point of beginning. Containing 0.8 acres.

The herein above described property is subject to public road right-of-way conveyed by Lawrence Edwards, et al, to the State of Alabama as recorded in Deed Book 341, Page 109, in the office of the Judge of Probate of Shelby County, Alabama. Less and except one-half interest in all minerals and mining rights. Situated in Shelby County, AL.

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 8th day of March, 1984

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 MAR -8 PM 2-02

(Seal)

Lawrence Edwards

(Seal)

Lawrence Edwards

(Seal)

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

Deed Tax .50
Rec 1.50
Jud 1.00
3.00

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lawrence Edwards, a single man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March, A. D., 1984

Notary Public.

Rt 1 Box 337
Harpersville, AL 35078

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