

This instrument was prepared by

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

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-1-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 Thousand and No/100 (\$1,000.00)----- DOLLARS

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

Ocie A. Hardy and wife, Lodell Hardy

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

✓ Sidney R. Blackerby and wife, Tommie J. Blackerby

(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:

Commence at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama, thence run Northerly along the West line of said Section 25, a distance of 355.25' to a point, thence turn an angle of 88 degrees 03 minutes right and run easterly 165.61' to a point, thence 91 degrees 05 minutes left and run Northerly 242.51' to the point of beginning of the property being described, thence continue along last described course 214.30' to a point, thence turn an angle of 89 degrees 14 minutes right and run Easterly 209.13' to a point, thence turn an angle of 90 degrees 58 minutes right and run Southerly 210.0' to a point, thence turn an angle of 87 degrees 51 minutes right and run Westerly 208.50' to the point of beginning, containing 1.02 acres and marked on each corner with steel pins, iron pipes or axle corners.

There is conveyed an easement of access 25 feet in width that begins at the NE corner of just described parcel and runs South and parallel with the East line of said property 428.72' to the intersection of said easement with an existing dirt road.

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 23rd day of February, 1984

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

1984 MAR 19 AM 11:02

(Seal)

(Seal)

Ocie A Hardy

Ocie A. Hardy

(Seal)

Lodell Hardy

Lodell Hardy

(Seal)

(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 Ocie A. Hardy and wife, Lodell Hardy 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 23rd day of February, A. D., 1984

P.O. Box 113
Wilsonville, AL 35106

Conrad M. Jones

Notary Public.