

This instrument was prepared by

(Name)

(Address)

Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

\$00.00

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no one hundreths DOLLARS

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

(herein referred to as grantors) do grant, bargain, sell and convey unto Frank Abernathy, Jr., an unmarried man

(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 Southeast corner of the NE $\frac{1}{4}$ of Section 9, Township 21 South, Range 3 West; thence run South along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 364.25 feet; Thence turn right 90 degrees 10' 30" and run westerly 2496.22 feet; thence turn right 86 degrees 20' 49" and run northerly 966.64 feet; thence turn left 86 degrees 18' 11" and run westerly 864.12 feet to the point of beginning of said parcel; thence continue westerly along last described course 618.08 to the centerline of Shelby County Road #17; thence turn left 70 degrees 20' 11" and run southwesterly along said centerline 302.59 feet; thence turn left 107 degrees 00' and run southeasterly 256.15 feet; thence turn right 7 degrees 40' 18" and run southeasterly 471.69 feet; thence turn left 100 degrees 20' 06" and run northerly 381.47 feet to the point of beginning, containing 5.0 acres: less and except that portion which lies in the right of way of Shelby County, Road #17 (R/W 80')

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 sey my hand and seal, this first day of December, 1984.

WITNESS:

Eleanor Lynn Abernathy
Shelby Hall

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
1984 DEC 19 AM 9:52

Eleanor Lynn Abernathy (seal)

Recd TAX. 50
Rec 2.50
Ind 1.00
4.00

State of Alabama
Shelby County

JUDGE OF PROBATE General Acknowledgement

I, Jenny S. Mitchell, a Notary Public in and for said County, in said State, hereby certify that Eleanor Lynn Abernathy 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 19 day of December AD, 1984.

P.O. Box 988
Alabaster, AL



Jenny S. Mitchell
Notary Public

My Commission Expires 11-18-87.

5007