

This instrument was prepared by

33/ This Form furnished by:

(Name)

Martha Oakes

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124

(Address)



Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE DOLLARS AND NO/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
✓ R. L. OAKES AND WIFE, EDNA OAKES

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

FRANKLIN KYLE AND MARTHA M. OAKES

(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 Northwest corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 19, T-19S, R-3E; thence run Southerly along the West boundary line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 328.18 feet to the point of beginning; thence continue along said West boundary line a distance of 285.98 feet to a point; thence turn an angle of 89° 12' 49" to the left and run Easterly a distance of 403.97 feet to a point; thence turn an angle of 89° 04' 39" to the right and run Southerly a distance of 350.0 feet to a point; thence turn an angle of 89° 04' 39" to the left and run Easterly a distance of 503.39 feet to a point; thence turn an angle of 90° 55' 21" to the left and run Northerly a distance of 635.99 feet to a point; thence turn an angle of 89° 04' 39" to the left and run Westerly a distance of 906.68 feet to the point of beginning; said parcel is lying in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 19, T-19S, R-3E and contains 10.0 acres, more or less, and is subject to Highway rights-of-way, Public Utilities, and other easements of record.

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STATE OF ALABAMA SHELBY CO.
NOTARY PUBLIC
1985 JAN -8 AM 9:54

Rec'd - 50
Rec'd - 2.50
Sub'd - 1.00
4.00

Edna Oakes

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 hand(s) and seal(s), this 29th day of December, 1984

WITNESS:



_____(Seal)
_____(Seal)
_____(Seal)

R. L. Oakes (Seal)
R. L. OAKES
Edna Oakes (Seal)
EDNA OAKES

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, WILLIAM H. SMITH, a Notary Public in and for said County, in said State, hereby certify that R. L. OAKES AND WIFE, EDNA OAKES 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 29th day of December, 1984

At 2 Box 243

William H. Smith