


**This instrument prepared without
benefit of survey or title examination by:**
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20081107000432430 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
11/07/2008 10:25:47AM FILED/CERT

Shelby County, AL 11/07/2008
State of Alabama
Deed Tax: \$10.00

STATE OF ALABAMA §
 § ss.
SHELBY COUNTY §

10,000

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, receipt whereof is acknowledged, **ELIZABETH P. McWATERS**, a single woman (herein referred to as "Grantor"), do grant, bargain, sell, and convey unto **RUFUS BRANNON ACTON and SHERRY M. ACTON** (hereinafter 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 my one-third interest in and to the following:

Parcel 1:

A parcel of land in the Northwest quarter of the Southeast quarter of Section 34, Township 21 South, Range 1 East, being situated in Shelby County, Alabama.

Less and except:

A part of the NW¼ of SE¼ of Section 34, Township 21 South, Range 1 East more particularly described as follows: Commence at the NW corner of said quarter-quarter section and run thence in a Southerly direction along the westerly boundary of said quarter-quarter section a distance of 246 feet to a point; thence turn to the left an angle of 90 deg. and run in easterly direction a distance of 256 feet to the point of beginning of the property herein conveyed; thence continue in the same direction a distance of 157.5 feet to a point; thence turn to the right an angle of 90 deg. and run in a southerly direction a distance of 280 feet to a point; thence turn an angle of 90 deg. to the right and run a distance of 157.5 feet to a point; thence turn to the right and run a distance of 280 feet to the point of beginning. As recorded on book 269 page 807 in the Office of the Probate Court in Shelby County, Alabama on September 7, 1971.

Parcel 2:

A parcel of land in the East half of the Southeast quarter of the Southeast quarter, Section 33, Township 21, Range 1 East, being situated in Shelby County, Alabama.

Less and except:

Begin at the southeast corner of Section 33, Township 21, Range 1 East and run thence west along the south line of said section a distance of 210 feet to a point; thence run North parallel with the east line of said section a distance of 210 feet to a point; thence run East parallel with the south line of said section; thence run South along the east line of said section a distance of 210 feet to the point of beginning of the property herein conveyed.

Parcel 3:

A parcel of land in the Southwest quarter of the Southeast quarter of Section 34, Township 21, Range 1 East, being situated in Shelby County, Alabama.

This conveyance is made subject to restrictive covenants, rights of way, easements and reservations of record that apply to the real property herein conveyed.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in anywise appertaining in fee simple.

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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I am entitled to the immediate possession thereof; that I have a good right to sell and convey the same as aforesaid; and that I will and my 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 and seal, this the 6 day of Nov, 2008.

Elizabeth P. McWaters (SEAL)
Elizabeth P. McWaters

STATE OF ALABAMA §
 § ss.
Shelby COUNTY §

I, the undersigned authority, a notary public for the State of Alabama at large, hereby certify that Elizabeth P. McWaters, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 6 day of Nov, 2008.

[Signature]
Notary Public NOTARY PUBLIC, STATE OF ALABAMA, AT LARGE
My Commission Expires: May 6, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS