

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-1-5 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 TEN THOUSAND DOLLARS & other good and valuable consideration hereinafter stated

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Roberta T. Thayer and husband, Frank Thayer; Louisa T. Cleghorn, a widow

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

Owen K. Tidwell and wife, Barbara S. Tidwell

(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 Section 19, Township 20 South, Range 2 East which lies West of the Yellowleaf-Robinson Public Road; and, all that part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 East which lies West of the Yellowleaf-Robinson Public Road, as shown by R.O.W. to Shelby County hereinafter described. SUBJECT TO: Transmission line permits to Alabama Power Company recorded in the Probate Office of Shelby County, Alabama in Deed Book 129, page 77; in Deed Book 197, page 383; and Right of way deed to Shelby County recorded in said Probate Office in Deed Book 256, page 894; and Rights acquired by Alabama Power Company under deed dated March 24, 1966 recorded in said Probate Office in Deed Book 241, page 841, 842 & 843.

As a further part of the consideration hereof grantees simultaneously herewith execute to grantors a purchase money mortgage for \$29,000.00 payable in accordance with the terms thereof.



19710421000015490 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/21/1971 12:00:00 AM FILED/CERT

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 12th day of April, 1971.

WITNESS:

(Seal)

(Seal)

(Seal)

Roberta T. Thayer (Seal)

Frank Thayer (Seal)

Louisa T. Cleghorn (Seal)

STATE OF NEW MEXICO

Grant COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roberta T. Thayer and husband, Frank Thayer 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 12th day of April, A. D., 1971.

My Commission Expires November 19, 1973

Serry Ann Dougherty Notary Public

(see reverse side for additional acknowledgment)

Wales

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

10.00
1.45

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

STATE OF NEW MEXICO)
Chaves COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LOUISA T. CLEGHORN, a widow, 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 17 day of April, 1971.

Walter A. Harker
Notary Public



19710421000015490 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/21/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELLEY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Walter A. Harker 10:00
1971 APR 21 AM 9:57
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CONF. BY JUDGE