

3247

(Name) Karl C. Harrison

(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 TWO Thousand, Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Wilbur A. Wallace and wife, Naomi Wallace (herein referred to as grantors) do grant, bargain, sell and convey unto Ronald Otis Breland and Susie E. Breland (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 SE₄ of NE₄, Section 11, Township 24 North, Range 12 East, run south along the west side of said SE₄ Section a distance of 575.17 feet to the southwest corner of a one-half acre lot owned by Jane McNab Christian, which is the point of beginning of the land herein described; thence turn an angle to the left of 34 deg. 32 min. and run easterly 203.7 feet; thence turn an angle to the left of 95 deg. 27 min. and run northerly for a distance of 104.35 feet to the south boundary of a lot owned by Charles Roger Nance; thence run an angle to the right of 34 deg. 32 min. and run easterly along the south boundary of said Nance lot 125.34 feet to the west boundary of Truman B. Shaw land; thence turn an angle of 95 deg. 27 min. to the right and run southerly along the west boundary of said Shaw property for a distance of 431.10 feet to the north boundary of the Martha Butera property; thence turn an angle to the right of 34 deg. 32 min. and run west along said north line of the Butera property for a distance of 334.02 feet to the east right-of-way line of Wallace Lane; thence turn an angle to the right and run northerly along said east right-of-way line of said Wallace Lane for a distance of 326.75 feet to the point of beginning of the property herein described; being situated in Shelby County, Alabama, in the SE₄ of NE₄, Section 11, Township 24 North, Range 12 East.

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Shelby Cnty Judge of Probate, AL
05/28/1971 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 27th day of May, 1971

WITNESS

(Seal)

(Seal)

(Seal)

Wilbur A. Wallace (Seal)
Naomi A. Wallace (Seal)
Naomi Wallace (Seal)

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, Robert D. Moore hereby certify that Wilbur A. Wallace and wife, Naomi Wallace 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 27th day of May, 1971

Robert D. Moore Notary Public.
My Commission Expires October 10, 1973