

STATE OF ALABAMA)
COUNTY OF ~~CALHOUN~~ ^{SHELBY})

4124

THIS INDENTURE, made and entered into on this the 23 day of June, 1971, by and between WILLIE G. BRAGG and her husband, A. A. BRAGG

parties of the first part, and DAN A. SEXTON and wife, RUBY H. SEXTON, parties of the second part,

W I T N E S S E T H : That

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) to the parties of the first part, in hand paid by the parties of the second part, and other valuable consideration, the receipt whereof is hereby acknowledged, the parties of the first part have granted, bargained and sold, and do by these presents grant, bargain, sell and convey unto the parties of the second part for and during their joint lives and upon the death of either, to the survivor, in fee simple, the following described real estate, to-wit:

A lot in the town of Columbiana, Alabama, described as follows: Beginning at a point on the north line of Section 25, Township 21, Range 1 West, about 50 feet East of Northwest corner of said Section and running East along Section line 335 feet, more or less to the Northwest corner of L. C. Taylor lot, (Now owned by Jeff Edmondson) thence South about 15° west along line of L. C. Taylor lot 210 feet, more or less, to the North line of a lane, thence West along the North line of said lane 335 feet, more or less, to the West line of said Section, thence North about 15° East 210 feet, more or less to the point of beginning, situated in Shelby County, Alabama.

This conveyance is subject to taxes for the current year and any easements, restrictions or reservations of record.



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Shelby Cnty Judge of Probate, AL
07/26/1971 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the parties of the second part, for and during their joint lives, and upon the death of either of them, to the survivor, his (or her) heirs and assigns, in fee simple.

And the parties of the first part do hereby covenant with the parties of the second part that they are lawfully seized in fee of the said premises, that they have a good right to sell and convey the same; that said premises are free from encumbrance, except as herein stated; and that they will forever warrant and defend the title to said premises against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the parties of the first part have hereto set their hands and seals on this the day and year herein first above written.

Willie G. Bragg (L.S.)
Willie G. Bragg

A. A. Bragg (L.S.)
A. A. BRAGG



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 JUL 26 PM 1:27
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE

STATE OF ALABAMA)
COUNTY OF CALHOUN)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that WILLIE G. BRAGG and her husband, A. A. BRAGG, 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 seal on the 23 day of June

1971

Robert Bragg
Notary Public

