

This instrument was prepared by

(Name) Marvin Williams, Jr.

(Address) 308 Jefferson Federal Bldg., Birmingham, Alabama

Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand Five Hundred and no/100 (\$10,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. C. Acton and wife, Evelyn Acton

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

C. J. Strozier and Mary F. Strozier

(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:

A part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 18 Township 18 South, Range 1 East, described as follows: Commencing at the NE corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and run in a Southwesterly direction along the South right of way line of Dunnavant Road a distance of 582.79 feet to West side of a Private Road; thence in a Southerly direction a distance of 424 feet to the East side of said Private Road for point of beginning; thence along East side of said Private Road in a Southerly direction for a distance of 150 feet; thence in an Easterly direction 200 feet; thence in a Northerly direction 150 feet; thence in a Westerly direction 200 feet to point of beginning.

Subject to: Transmission line permits to Alabama Power Company recorded in Deed Book 131 on page 201 and Deed Book 200 page 543 and Deed Book 210 page 613 Probate Office of Shelby County, Alabama.

Also subject to: Right of way deed to Shelby County for Highway right of way recorded in Deed Book 196 page 224 in said Probate Office.

19710831000036220 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/31/1971 12:00:00 AM FILED/CERT

REC'D & FILED IN PROBATE OFFICE
AUG 31 PM 1:13
JUDGE OF PROBATE
Shelby County, Alabama

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 30th day of August, 1971.

WITNESS:

(Seal)

J. C. Acton (Seal)

(Seal)

J. C. Acton (Seal)

(Seal)

Evelyn Acton (Seal)
Evelyn Acton

STATE OF ALABAMA
JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. C. Acton and wife, Evelyn Acton 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 30 day of August, A. D. 1971.

Marvin Williams, Jr.
Notary Public.

BOOK 269 PAGE 694