

This instrument was prepared by

This instrument was prepared by:

1,500⁰⁰ security page

(Name)

5577

LEE A. ENGEL
W. S. HANSTON
ROBERT E. MOORE
704 Massey Building
Birmingham, Ala.

(Address)

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 Fifteen Hundred and no/100-----(\$1,500.00)-----DOLLARS cash and a Purchase Money Mortgage in the amount of \$6,000.00, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert McGee and wife, Willie Mae McGee,

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

John William Dawkins and wife, Iwell Bobbie Dawkins,

(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 SW 1/4 of NW 1/4, Section 12, Township 24 North, Range 15 East, and run South along the Section line for a distance of 473.6 feet to the South line of a County Road; thence turn a deflection angle of 41 deg. 15 min. right and run along the South line of said County Road a distance of 210.0 feet; thence turn a deflection angle of 3 deg. 00 min. right and run along the South line of said County Road a distance of 150.0 feet to a point, said point being the point of beginning of the parcel herein described; thence turn a deflection angle of 20 deg. 26 min. right and run along the South line of said County Road a distance of 100.0 feet to a point; thence turn a deflection angle of 81 deg. 24 min. left and run a distance of 240.7 feet to a point on the normal pool contour of the Alabama Power Company Lay Lake; thence run in a Northeasterly direction along said pool contour, for a distance of 160.0 feet; thence run in a northwesterly direction for a distance of 182.0 feet to the point of beginning, according to survey of Gary M. Roberts, Registered Land Surveyor, being a part of the South Half of the SE 1/4 of NE 1/4 of Section 11, Township 24 North, Range 15 East.



19711025000045070 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/25/1971 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 22nd

day of 59 October, 1971.

BOOK 270 PAGE 665
STATE OF ALABAMA
INSTRUMENT NO. 150
1971 OCT 25 AM 10:59
U.C.C. FILE NUMBER OR
REC. BK. & PAGE TO WHICH REFERRED
County of Shelby
JUDGE OF PROBATE

(Seal)

Robert McGee
Robert McGee

(Seal)

(Seal)

Willie Mae McGee

(Seal)

(Seal)

Willie Mae McGee

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert McGee and wife, Willie Mae McGee, whose name s 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 22nd day of October, A. D., 1971.

Vana Engel

Notary Public.