

This instrument was prepared by

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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

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINE THOUSAND SEVEN HUNDRED (\$9,700.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

OTIS L. WRIGHT and wife, NETTIE LUCILLE WRIGHT

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

JAMES EDWARD NICHOLS and wife, OREZ V. NICHOLS

(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:

Part of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 24, Township 19 South, Range 3 West; said plot of land more particularly described as follows: Begin at the SW corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 24, Township 19 South, Range 3 West, thence North along the West line of said SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  a distance of 420.0 feet; thence turn an angle to the right of 90° 53' 30" and run East a distance of 584.6 feet to a point on the old railroad bed now used as a public road; thence turn an angle of 134° 30' right and run in a SW direction along said public road a distance of 589.2 feet to a point on the South line of said SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  thence turn an angle of 45° 30' right and run West along the South line of said SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  a distance of 165.7 feet to the point of beginning.

This conveyance is subject to the following:

1. Taxes for the year 1972.
2. Easement to Alabama Power Company recorded in Volume 197, page 374, in the Probate Office of Shelby County, Alabama.
3. Right of way excepted in Volume 37, page 411, in the said Probate Office.
4. Mineral and mining rights excepted.

\$7,200.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

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 2nd day of November, 1971.

WITNESS:

(Seal)

(Seal)

(Seal)

OTIS L. WRIGHT

NETTIE LUCILLE WRIGHT

General Acknowledgment

STATE OF ALABAMA

JEFFERSON

COUNTY

the undersigned

hereby certify that OTIS L. WRIGHT and wife, NETTIE LUCILLE WRIGHT

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 2nd day of November, A. D., 1971.



19711129000050800 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
11/29/1971 12:00:00 AM FILED/CERT

Notary Public.