

This instrument was prepared by

(Name) WALLACE, ELLIS AND FOWLER, Attorneys

(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



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Shelby Cnty Judge of Probate, AL
11/07/1972 01:57:00 PM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY (\$150.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
C. W. Smith and wife, Irene Smith

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

Frank Bigham and wife, Ann Sue Bigham

(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 NE¹/₄ of the NE¹/₄ of Section 1, Township 20 South, Range 2 West, more particularly described as follows:

Commence at the Northwest corner of said quarter-quarter section and run thence South along the West boundary of said quarter-quarter section a distance of 1,120 feet to point of beginning; thence continue South in the same direction a distance of 200 feet, more or less, to the Southwest corner of said quarter-quarter section; thence run East along the South boundary of said quarter-quarter section a distance of 210 feet to a point; thence turn to the left and run North parallel with the Western boundary of said quarter-quarter section a distance of 200 feet, more or less, to a point due East from the point of beginning; thence turn to the left and run Westerly 210 feet, more or less, to the point of beginning.

Grantors reserve in favor of themselves, their heirs, successors and assigns, a perpetual easement and right-of-way for road purposes over the West 15 feet and South 15 feet of the above described property.

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 7th day of November, 1972

WITNESS:

(Seal)

C. W. Smith

Irene Smith

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. W. Smith and wife, Irene Smith, 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 7th day of November, A. D., 1972

Notary Public.