

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051



19721219000061610 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/19/1972 12:00:00 AM FILED/CERT

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 THREE THOUSAND, SIX HUNDRED AND NO/100 DOLLARS

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

Bernice Brothers Valentine, a widow
(herein referred to as grantors) do grant, bargain, sell and convey unto

Harrell W. Rorie and Erie E. Rorie
(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:

Beginning at the SW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 7, Township 21 South, Range 2 East, run east along the south boundary of said $\frac{1}{4}$ a distance of 1241.59 feet; thence left 110 deg. 21' a distance of 39.95 feet; thence left 62 deg. 00' a distance of 139.02 feet; thence right 23 deg. 05' a distance of 69.75 feet; thence right 24 deg. 50' a distance of 176.33 feet; thence left 30 deg. 05' a distance of 19.92 feet; thence left 17 deg. 47' a distance of 135.41 feet; thence left 2 deg. 35' a distance of 134.00 feet; thence right 20 deg. 52' a distance of 70.51 feet; thence right 17 deg. 51' a distance of 250.74 feet; thence left 50 deg. 41' a distance of 100.72 feet; thence left 4 deg. 30' a distance of 332.53 feet; thence right 21 deg. 20' a distance of 86.87 feet; thence left 113 deg. 42' a distance of 646.62 feet to the point of beginning.

There is also conveyed to grantees, their heirs, successors and assigns, the right to use the present boat launching site of grantor on lay Lake for the purpose of launching boats for their private use, together with the right to fish from the bank of lay Lake on property now owned by grantor.

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, I have hereunto set my hand(s) and seal(s), this 30th day of November, 1972.

(Seal)

(Seal)

(Seal)

Bernice Brothers Valentine (Seal)

(Seal)

(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 Bernice Brothers Valentine whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of November A. D., 1972.

Nancy Farmer
Notary Public.

BOOK 277 PAGE 668
STATE OF ALA. SHELBY CO.
J. CLARK
INSTRUMENT WAS FILED
1972 DEC 19 PM 1:21
REC. REC. & PAGE AS SHOWN AS
Central Alabama
COUNTY OF PROBATE