

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama



19730501000023900 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/01/1973 12:00:00 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE ⁵²²⁵ DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Thomas J. Nance and wife, Jeanette W. Nance
(herein referred to as grantors) do grant, bargain, sell and convey unto

James Joseph Malloy, Jr. and Loujenia Lynn Malloy

(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:

From the southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 15, Township 19 South, Range 1 East, run north along the east boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210 feet to the point of beginning; thence continue in a straight line, ^{north} a distance of 210 feet; thence 90 deg. left ^{and run westerly} for 246.82 feet to the right-of-way of Shelby County Road No. 55; thence southerly along the right-of-way of said road a distance of 210.02 feet; thence east 258.45 feet to the point of beginning.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

May 1 19 73 1:10 P M

RECORDED & \$ MTG. TAX

\$ 50 DEED TAX HAS BEEN PD. ON THIS INSTRUMENT.

Courad M. Fowler
JUDGE OF PROBATE

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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 20th day of April, 19 73

WITNESS:

.....(Seal)
.....(Seal)
.....(Seal)

Thomas J. Nance (Seal)
Jeanette W. Nance (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Fred M. Strotter, a Notary Public in and for said County, in said State, hereby certify that Thomas J. Nance and wife, Jeanette W. Nance 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 April

Fred M. Strotter
Notary Public