

Instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-15 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 ONE THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS

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

Samuel E. Pate and wife, Ruby M. Pate

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

Lewis B. Walker and wife, Imogene T. Walker

(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 County, Alabama to-wit:

A part of the W $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 1, Township 22 South, Range 1 West, described as follows: Begin at the SW corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 1, Township 22, Range 1 West and run North 85 deg. East 374 feet to point East of the Columbiana-Shelby road for point of beginning; thence parallel with the right of way of said road South 41 deg. 50' East a distance of 549 feet to an iron stake; thence North 85 deg. East a distance of 472 feet to an iron stake; thence North 3 deg. West for a distance of 604 feet to an iron stake; thence South 85 deg. West for a distance of 941 feet to an iron stake near the right of way of said road; thence along the right of way of said road South 41 deg. 50' East a distance of 202.9 feet to point of beginning, EXCEPTING lot sold to Alabama Power Company as described in Deed 229, page 934. Subject to Easement to Alabama Power Company.

A part of the E $\frac{1}{2}$ of NW $\frac{1}{4}$ and part W $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 1, Township 22 South, Range 1 West, described as follows: Begin at the intersection of North line of Section 1 with West right of way line of Columbiana-Shelby public road; and run West along North line of said Section 1 a distance of 127 feet more or less to East right of way line of L & N Railroad; thence in a Southerly direction along East right of way line of said railroad a distance of 1572 feet; thence run Easterly a distance of 427 feet more or less to West right of way line of Columbiana-Shelby Public road; thence run Northerly direction along West right of way line of Columbiana-Shelby Public road a distance of 1572 feet to point of beginning.

Also lot in SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and in SW $\frac{1}{4}$ of NE $\frac{1}{4}$ Section 1, Township 22 South, Range 1 West, described as follows: Begin where West line of Columbiana-Shelby road crosses North line of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and run SE along road 75 feet to point of beginning; thence Westerly direction 405 feet to East boundary of L & N Railroad; thence Southerly along Railroad right of way 140 feet; thence Easterly 439 feet to Columbiana-Shelby Road; thence NW along road to point of beginning.

Excepting Highway right of way.



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Shelby Cnty Judge of Probate, AL
06/01/1973 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 31st. day of May, 1973.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1973 JUN -1 PM 12:38

U.C.D. FILE NUMBER OR
C.B.K. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

STATE OF ALABAMA
CHEROKEE COUNTY

General Acknowledgment

I, Marie C. Harbin the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel E. Pate and wife, Ruby M. Pate 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 31st. day of May, A. D., 1973.

Commission expires: 6-14-75

Notary Public.