

This instrument was prepared by

(Name) Myrtice Manley, Broker

(Address) Birmingham, Alabama

8832
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 Six-Thousand Seven-Hundred and no/100 (\$6,700.00)....DOLLARS

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

James Lester Hodge and wife, Lois Marie Hodge

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

W. C. Kelly, Jr., and wife, Candice C. Kelly

(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:

Begin at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 5, Township 18 South, Range 2 East, thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; a distance of 384.25 feet; thence turn an angle of 118o20' to the left and run a distance of 225.06 feet, thence turn an angle of 93o 35' to the right and run a distance of 180.00 feet to the SE right of way line of the Columbiana-Eden Highway, thence turn an angle of 80o52' to the left and run a distance of 298.56 feet to a point on the said right of way line, thence turn an angle of 90o00' to the left and run a distance of 10 feet; thence turn an angle of 90o00' to the right and run along said right of way line, a distance of 70.60 feet; thence turn an angle of 90o00' to the left and run a distance of 341.82 feet to the South line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence turn an angle of 73o56' to the left and run along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 532.45 feet, to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 5, Township 18 South, Range 2 East, Shelby County, Alabama. \$3,350.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to the Mortgage from James Lester Hodge and wife, Lois Marie Hodge to United Mortgagee Servicing Corp. in Mortgage Book 302, Page 1, and last assigned to Mechanics and Farmers Savings Bank, Bridgeport, Conn. in Mortgage Book 271, Page 488.

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 18th

day of September, 1973

WITNESS:
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1973 SEP 20 11:11:08
U.C.C. FILE NUMBER OR REC. NO. & PAGE AS SHOWN ABOVE
Candice C. Kelly

(Seal)

(Seal)

(Seal)

James Lester Hodge (Seal)

Lois Marie Hodge (Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, Myrtice Manley, a Notary Public in and for said County, in said State, hereby certify that James Lester Hodge, and wife Lois Marie Hodge whose name 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 18th day of September A. D., 1973



19730920000053080 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/20/1973 12:00:00 AM FILED/CERT

Myrtice Manley
Commission Expires

Notary Public.

6/1/75