

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
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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 ONE HUNDRED DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

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

Eleanor O. Davis and husband, Houston Davis

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

Roy Talton and wife, Fran D. Talton

(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:

The N $\frac{1}{2}$ of the total acreage contained in the following described property: A part of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama more particularly described as Begin at the SW corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section and run thence in a Northerly direction along the Western boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section to a point where the western boundary thereof intersects by the northern boundary of Jim Moore Creek; thence turn to the right and run easterly along the northern boundary of the Jim Moore Creek to a point which is 216 feet East of the Western boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section, and which said point is the southeastern corner of lot conveyed to Alf Lee as described in Deed Book 140, page 401, in the Probate Records of Shelby County, Alabama; thence turn to the left and run North along the Eastern boundary of the lot sold to Alf Lee by said deed and parallel with the western boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of approximate 900 feet to a point on the northern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section which is 216 feet due East from the NW corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section and which said point is also the northeastern corner of the lot sold to Alf Lee by the aforesaid deed; thence turn to the right and run easterly along the northern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section to the northeast corner of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 35; thence turn to the right and run southerly along the eastern boundary of said W $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 35 to the SE corner of the W $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 35; thence turn to the right and run West 660 feet, more or less, along the Southern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section to the point of beginning.

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 21 day of November, 1973.

WITNESS

Nancy J. Jarman (Seal)

Della G. Posey (Seal)

(Seal)

Eleanor O. Davis (Seal)

H. B. (Seal)

Houston T. Davis (Seal)
mark

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eleanor O. Davis and husband, Houston Davis 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 21 day of November, A. D., 1973.

Nancy J. Jarman
Notary Public.