

This instrument was prepared by

(Name) Karl C. Harrison
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Columbiana, Alabama 35051

2471

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 Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Willie Carlile and wife, Irene Carlile

(herein referred to as grantors) do grant, bargain, sell and convey unto
Thomas M. Epperson and Frances Epperson

(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:

Commence at the NW corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 31, Township 20, Range 1 East and run thence South 380 feet to the point of beginning of the parcel herein described; thence continue along the West line of said quarter-quarter section South a distance of 63 feet; thence run East and parallel with the North line of said quarter-quarter section a distance of 687 feet, more or less, to a ditch marking the East line of the grantors' land; thence run in a Northerly direction along said ditch a distance of 63 feet, more or less, to the South line of the Thomas M. Epperson property; thence run West along the South line of said Epperson property a distance of 687 feet, more or less, to the point of beginning.



19731212000066840 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/12/1973 12:00:00 AM FILED/CERT

REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Shelby County, Alabama
12/12/1973 12:00:00 AM
FILED

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 3rd day of July, 19 73

WITNESS:

(Seal)
(Seal)
(Seal)

Willie Carlile (Seal)
Willie Carlile
Irene Carlile (Seal)
Irene Carlile (Seal)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Willie Carlile and wife, Irene Carlile 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 3rd day of July, A. D., 19 73.

Martha B. Joiner
Notary Public.