

This instrument was prepared by

(Name) Head and Head, Attorneys At Law

(Address) Columbiana, Alabama



Shelby Cnty Judge of Probate, AL
01/04/1974 12:00:00 AM FILED/CERT

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 other valuable consideration and One and No/100----- DOLLARS

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

George T. Portis and wife, Addie Lee Portis

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

Joyth Chancellor and wife, Queen Chancellor

(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:

An easement of a uniform width of 2 feet over and across the following described parcel, viz.:

Commence where the west right of way line of County Road No. 34 crosses the north right of way line of the Southern Railway Company and run along said paved road in a northwesterly direction 210 feet to the northeast corner of E. W. Jones lot to the point of beginning; thence continue in a northwesterly direction along the west line of said paved road 106 feet 6 inches; thence southwesterly and perpendicular to said road run 100 feet; thence run in a southeasterly direction and parallel to said paved road 106 feet 6 inches to the north line of the E. W. Jones lot, being heretofore known as the Johnson lot; thence run in a northeasterly direction along the north line of said Jones lot 100 feet to the point of beginning; being situated in the SE¼ of SW¼, Section 23, Township 21, Range 1 West,

for a sewer line, the center line of the easement herein granted being along the center line of an existing sewer pipe or sewer line connecting the property of the grantees, as designated below, with the main sewer line of the City of Columbiana, the easement herein granted being for the purpose of keeping, maintaining, & replacing said existing sewer pipe or sewer line, together with the rights of ingress and egress over and across the Grantors's said property to keep and maintain said sewer line.

The easement herein granted shall run with the land and shall be for the benefit of the grantees, as owners of the real estate adjoining the above described property, as shown by deeds recorded in Deed Book 283 at page 184 and Deed Book 28 page 13, Office of Judge of Probate of Shelby County, Alabama, and their successors in title.

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 January, 1974

WITNESS:

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
C.C. FILE NUMBER OR
B.C. & PAGE AS SHOWN ABOVE
REC-14
JAN-3 PM 3:14
DEED BOOK 283 PAGE 184
DEED BOOK 28 PAGE 13

(Seal)

(Seal)

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George T. Portis and wife, Addie Lee Portis 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 January, A. D., 1974

Mary D. Thompson
Notary Public.