

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) P O Box 1227, Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama



19741017000051050 1/2 \$.00

Shelby Cnty Judge of Probate, AL

10/17/1974 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and No/100 (\$500.00) 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, LINDA JACQUELYN V. MAYNARD and husband, WILLIAM EARL MAYNARD; and JAMES RONDA VICK and wife, SARA M. VICK, (herein referred to as grantors) do grant, bargain, sell and convey unto JOYCE V. TIDMORE and husband, CHARLES O. TIDMORE,

(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:

A part of Lot 91 of Horsley's Map of Columbiana, Alabama, more particularly described as follows: Begin at the intersection of the North line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 21, Range 1 West, Shelby County, Alabama, with the West line of Thompson Street in said Town of Columbiana and run South along said Western boundary of Thompson Street 109 feet to the point of beginning; thence continue along said boundary in a Soutnerly direction 100 feet to the North boundary of a narrow street or alley; thence run in a Westerly direction along said Northern boundary of said narrow street or alley 140 feet; thence turn a right angle to the right and run Northerly and parallel to said Thompson street 100 feet; thence turn a right angle to the right and run 140 feet to the point of beginning.

The above described lot is conveyed subject to an 8 foot easement along the Western boundary of said lot, said easement being created by a deed from Pearl Friedberger to J. W. Edmondson, dated February 14, 1947, and recorded in Deed Book 127, at Page 537, in the Office of the Judge of Probate of Shelby County, Alabama.

And subject to easements and rights-of-way record and to 1974 taxes.

Grantors Linda Jacquelyn V. Maynard and James Ronda Vick and the Grantee Joyce V. Tidmore are the children of W. K. Vick, deceased, and of Alice Vick, deceased, and are the sole devisees under the Last Will and Testament of Said Alice a. Vick, deceased.

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 5th day of October, 1974.

GRANTORS:

~~WITNESSES:~~

James R. Vick (Seal)
James Ronda Vick
Sara M. Vick (Seal)
Sara M. Vick

GRANTORS:

Linda Jacquelyn V. Maynard (Seal)
Linda Jacquelyn V. Maynard
William Earl Maynard (Seal)
William Earl Maynard

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, WADE H. MORTON, JR., a Notary Public in and for said County, in said State, hereby certify that James Ronda Vick and wife, Sara M. Vick, 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 5th day of October, 1974.

(SEE ADDITIONAL ACKNOWLEDGMENT ON REVERSE SIDE)

Mr. Joyce Tidmore
PO Box 1114
RETURN TO Columbiana

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

WADE H. MORTON, JR.
ATTORNEY-AT-LAW
MAIN STREET
P. O. BOX 1227
COLUMBIANA, ALA. 35051

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

STATE OF ALABAMA
Madison COUNTY)

General Acknowledgment

I, Deanne S. Redigo, a Notary Public in and for said County, in said State, hereby certify that Linda Jacquelyn V. Maynard and husband, William Earl Maynard 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 16 day of September, 1974.

Deanne S. Redigo
Notary Public
MY COMMISSION EXPIRES 3/13/80

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed 247 53
1974 OCT 17 PM 10:03
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidation
JUDGE OF PROBATE

19741017000051050 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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