

This instrument was prepared by

1205

(Name) Richard W. Bell, Attorney at Law

(Address) P. O. Box 427, Pelham, Alabama 35124

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 thousand nine hundred forty-one and no/100 (\$1941.00)----- DOLLARS

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

James Larry Kent and wife, Brenda D. Kent,

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

Robert G. Scobee and wife, Ann J. Scobee,

(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 intersection of the North Right-of-way line of Center Avenue and the West right-of-way line of Cotten Street, said right-of-way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence North along said right-of-way line of Cotten Street for 236.79 feet to the Point of Beginning thence 88 degrees 44 minutes 15 seconds left and run Westerly for 179.00 feet; thence 88 degrees 44 minutes 15 seconds right and run Northerly for 75.00 feet; thence, 91 degrees 15 minutes 45 seconds right and run Easterly for 179.00 feet to a point on the Westerly right-of-way line of Cotten Street; thence 88 degrees 44 minutes 15 seconds right and run Southerly along said right-of-way line of Cotten Street for 75.00 feet to the point of beginning, Also, known as Lot No. 23 shown on a map entitled "Property Line Map, Siluria, Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965.

Grantees herein agree to assume that certain mortgage from James Larry Kent and wife, Brenda D. Kent to Buster Martin and Lyndal Martin as recorded in Mortgage Book 341, Page 170, in the Probate Office of Shelby County, Alabama.

1974120200057800 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/02/1974 12:00:00 AM FILED/CERT

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 2nd day of December, 1974.

STATE OF ALABAMA }
SHELBY COUNTY }
JUDGE OF PROBATE
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
1974 DEC -2 PM 12:46
INSTRUMENT WAS FILED
I CERTIFY THIS
STATE OF ALA. SHELBY CO.

James Larry Kent (Seal)
James Larry Kent
Brenda D. Kent (Seal)
Brenda D. Kent
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Larry Kent and wife, Brenda D. Kent, whose name s 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of December, A. D., 1974
Notary Public.