

This instrument was prepared by

(Name) Century

(Address) P. O. Box 385 Pelham, Alabama 35124

2337

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 ~~Two thousand dollars and assumption of that certain mortgage~~ to Mae Mullen, a widow, in the original amount of \$5,000 as recorded in Mortgage Book 342, Page 417, Shelby County Probate Office, Columbiana, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Clarence Hoover and wife, Elsie Hoover

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

Sherman T. Rich and wife, Linda Rich

(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:

From the Northwest corner of the SW 1/4 of Section 17, Township 21 South, Range 2 West, run South 43 deg. 45 min. East 29.0 feet; thence run South 01 deg. 20 min. East 245.3 feet; thence run South 28 deg. East 393.59 feet; thence run North 81 deg. 47 min. 20 sec. East 406.43 feet; thence run North 07 deg. 31 min. 40 sec. West 367.07 feet to point of beginning of land herein described; thence continue North 07 deg. 31 min. 40 sec. to a point 20 feet South of the North line of said 1/4 section; thence run South 88 deg. 10 min. East 340.0 feet more or less; thence run South 07 deg. 30 min. West 135.0 feet more or less, thence run South 89 deg. 52 min. 20 sec. West 310.31 feet to point of beginning; this being a part of the SW 1/4 of Section 17, Township 21 South, Range 2 West, and being 1.0 acres, more or less.

EXCEPTED from the above described land the mineral and mining rights.

Subject to all restrictions and easements of record.

Situated in Shelby County, Alabama.

19750205000005790 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/05/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 FEB - 54 AM 9:21
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Schmitt
JUDGE OF PROBATE

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 15th day of January, 1975.

WITNESS:

(Seal) Clarence E. Hoover (Seal)
(Seal) Elsie Hoover (Seal)
(Seal) (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 Clarence E. Hoover and wife, Elsie Hoover, 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of January, 1975.

Richard W. Bell
Notary Public.