

This instrument was prepared by
(Name) Minnie Spangler

(Address) 40 Park Road, Pleasant Grove, Alabama 35127

5420

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two thousand and no/100-----(2,000.00) DOLLARS

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

Bernard Rummel, a single man

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

Henry E. O'Hara, and wife, Frances C. O'Hara

(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:

All that part of the following described property that lies north of Highway #42: A part of the SW 1/4 of the SE 1/4 of Section 13, Township 22 South, Range 1 West, described as follows: Beginning at the Southwest corner of said SW 1/4 of SE 1/4; thence northwardly along the west line of said SW 1/4 of SE 1/4 a distance of 6.319 chains to a point on the center line of the Louisville and Nashville Railroad right of way; thence eastwardly at a deflection angle of 93°02' to the right along the center line of said railroad right of way a distance of 1.60 chains to a point; thence northwardly parallel to the west line of said SW 1/4 of SE 1/4 a distance of 8.94 chains to a point; thence eastwardly at right angles to the west line of said SW 1/4 of SE 1/4 a distance of 2.037 chains, more or less to a point on the extension northwardly of the west line of Church Street; thence southwardly along the extension northwardly of the west line of Church Street and the west line of Church Street a distance of 9.56 chains to a point, which point is 85 feet northwardly at right angles to the center line of the Louisville and Nashville Railroad right of way; thence westwardly parallel to and 85 feet northwardly of the center line of said right of way a distance of 5.45 chains, more or less to the point of beginning.

Bernard Rummel is the surviving grantee of that certain deed recorded in Volume 228, page 657, Shelby County. The other grantee, Elma Bristow Rummel, having died on July 8, 1974.

Subject to Ad Valorem Taxes for the year 1975.

Property lying north of Highway #42 being 3/4 of an acre more or less.

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, I have hereunto set my hand(s) and seal(s), this 12 day of June, 1975

Bernard Rummel
Bernard Rummel (Seal)

WITNESSED:
STATE OF ALABAMA
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
1975 JUN 13 PM 12:43
Need Jul 200
Carnel M. J. ...
JUDGE OF PROBATE
(Seal)

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STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bernard Rummel, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of June, A. D., 1975

Minnie Elizabeth Spangler
Minnie Elizabeth Spangler
Notary Public.

19750613000030600 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/13/1975 12:00:00AM FILED/CERT

My Commission Expires October 7, 1975