

This instrument was prepared by

(Name) HARRISON AND CONWILL

(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-



Shelby Cnty Judge of Probate, AL
08/07/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of One and no/100 Dollars and other good and valuable considerations.

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

Lucille Kelley, a widow

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

Mary Evelyn Simmons and Edward Hugh Simmons, Jr. (mother & son)

(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 the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 28, Township 21, Range 3 West, more particularly described as follows: All of the South 246 feet of said $\frac{1}{4}$ - $\frac{1}{4}$ section West of the Montevallo-Maylene paved road excepting out from this piece of property two (2) parcels of land.

FIRST PARCEL being excepted out being further described as follows: Commence at the SW corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 28, Township 21, Range 3 West, run North along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 105 feet; thence 90 deg. to the right and run parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to a point, which is 250 feet West of said Montevallo-Maylene paved road; thence run Southeasterly to a point on the South boundary line of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, said point being 160 feet West of the Montevallo-Maylene paved road; thence West along the South boundary of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ to the point of beginning.

PARCEL TWO being further described as follows: Commence at the SW corner of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 28, Township 21, Range 3 West, thence run North along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section 246 feet; thence run East parallel with the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section to a point which is 100 feet West of said Montevallo Maylene paved road as a point of beginning of said second exception; thence continue on last described route parallel to said South boundary of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ 100 feet to Montevallo-Maylene paved road; thence turn right and run Southeasterly along right of way of said Montevallo-Maylene paved road 66 feet; thence turn right and run West parallel with the South boundary of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ 100 feet; thence run Northwesterly 66 feet to the point of beginning of said exception. Also to be excepted from this property is a 20 foot right of way that runs East and West along the South boundary of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ for 160 feet, more or less, from said Montevallo-Maylene paved road.

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 7th day of August, 1975.

WITNESS:

_____ (Seal)

Lucille Kelley (Seal)
Lucille Kelley (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, H. J. Council, a Notary Public in and for said County, in said State, hereby certify that Lucille Kelley, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of August, A. D. 1975.

H. J. Council
Notary Public

