

This instrument was prepared by

1351

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) 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

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION XXXXXXXX

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

J. B. King, Jr. and wife, Jean C. King

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

William J. Bailey and wife, Zella J. Bailey

(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 Northeast corner of the NE 1/4 of the NW 1/4, Section 21, Township 21 South, Range 1 East, thence run South along the East line of said 1/4 1/4 Section a distance of 43.80 feet to the South right of way line of Shelby County Hwy. No. 30 and the point of beginning; thence continue South along the East line of said 1/4 1/4 Section a distance of 376.20 feet; thence turn an angle of 90 deg. 38' to the right and run a distance of 469.05 feet to the East right of way line of a County Road; thence turn an angle of 52 deg. 35' 32" to the right and run along said County Road right of way a chord distance of 357.62 feet; thence turn an angle of 13 deg. 36' 32" to the left and run along said County Road right of way a distance of 170.97 feet to the South right of way line of Shelby Hwy. No. 30; thence turn an angle of 142 deg. 06' 10" to the right and run along said Shelby Hwy. No. 30 right of way a distance of 815.19 feet to the point of beginning. Situated in the NE 1/4 of the NW 1/4, Section 21, Township 21 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, and containing 5.46 acres.



19751230000073700 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
12/30/1975 12:00:00AM 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 18 day of December, 1975

BOOK 296 PAGE 324

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1975 DEC 30 PM 1:30 Deed # 200

JUDGE OF PROBATE

(Seal)  
(Seal)  
(Seal)

J. B. King Jr  
Jean C. King

(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 J. B. King, Jr. and wife, Jean C. King 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 18 day of December, A. D., 1975

Nancy K. Farmer

Notary Public.