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 Shelby Cnty Judge of Probate, AL
 04/05/1976 12:00:00 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Joel C. Watson, Attorney at Law
 P. O. Box 987
 Alabaster, Alabama 35007

3803

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Shelby COUNTY

Know All Men By These Presents,

Six thousand Six Hundred Twelve & 50/100

That in consideration of AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
 Harry Harless and Louise P. Harless, Husband and Wife

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

Walter C. Ebert and Sara Ebert

(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 parcel of land situated in the Northeast quarter of the Southeast quarter of Section 6, and in the Northwest quarter of the Southwest quarter of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of Section 6, Township 22 South, Range 3 West and run West along the South line of said Section 6 a distance of 661.0 feet to a point; thence north and parallel with the section line a distance of 1940.29 feet to the point of beginning; thence continue same course a distance of 300.0 feet to the Southwest corner of the tract of land described in the Real Estate Sales Contract recorded in Misc. Book 14, Page 117, in the Probate Office of Shelby County, Alabama; thence run Northeasterly along the Southerly line of said tract to a point on McHenry Creek; thence run Southeasterly along McHenry Creek for a distance of 300.0 feet; thence run in a straight line to the point of beginning.

Mineral and mining rights excepted.

ALSO: A right of way for ingress and egress to and from the above described parcel to Old Tuscaloosa Road over the existing road.

Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

Subject to mortgage from Harry C. Harless and Louise P. Harless to C. E. Fondren and Mary Lee Fondren recorded in volume 341, page 68 in Probate Office of Shelby County, Alabama.

Subject to any claims in favor of Little Gem Coal Co., as recorded in Volume 88, Page 162, in the Probate Office of Shelby County, Alabama

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 X (we) do, for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that X (we) have a good right to sell and convey the same as aforesaid; that X (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 and seal S on , this 25th day of February, 19 76

WITNESS:

STATE OF ALABAMA
 COUNTY OF SHELBY
 INSTRUMENT WAS FILED
 1976 APR - 5 PM 7:22
 DEED JAY 600
 COMMISSIONER OF PROBATE
 JUDGE OF PROBATE

State of

Shelby COUNTY

General Acknowledgement

I, Joel C. Watson, a Notary Public in and for said County, in said State, hereby certify that Harry Harless and Louise P. Harless whose name 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 25th day of February A.D., 19 76.

Joel C. Watson
 Joel C. Watson
 Notary Public