

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbia, Alabama 35051

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Shelby Cnty Judge of Probate, RL
10/15/1976 12:00:00AM FILED/CERT



Form 1-5 Rev. 1-56 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, 435

That in consideration of THREE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Johnnie C. Dubose and husband, R. D. Dubose

(herein referred to as grantors) do grant, bargain, sell and convey unto Howard Gaddis and wife, Doris Gaddis

(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 SE 1/4 of the SW 1/4 of Section 17, Township 22, Range 3 West, more particularly described as follows: Commence at the SW corner of said 1/4 Section and run North along the eastern margin of the right of way of the Montevallo - Dogwood public road a distance of 660 feet, more or less, to the south bank of a ditch crossing said Montevallo - Dogwood public road; thence turn to the right and run easterly a distance of 210 feet to the point of beginning along the southern boundary of the Rosco Dubose lot; from the point of beginning thus located continue in the same direction a distance of 210 feet to a point; thence turn to the left and run Northerly parallel with the eastern line of the Rosco Dubose lot a distance of 105 feet to a point; thence turn to the left and run westerly parallel with the southern boundary of the lot herein conveyed a distance of 210 feet to a point, which said point is the northeastern corner of the Roscoe Dubose lot; thence turn to the left and run southerly along the eastern boundary of the Rosco Dubose lot a distance of 105 feet to the point of beginning.

Grantor Johnnie C. Dubose certifies that she is the only child and sole heir of John C. Cooper, deceased, ~~and she is the only child and sole heir of John C. Cooper, deceased, who died intestate more than 2 years ago.~~

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them with every contingent remainder and right of reversion, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent

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 12th day of July, 1974, and Oprie 12th 1975

WITNESS:

(Seal) _____
(Seal) _____
(Seal) _____
R. D. Dubose
Johnnie C. Dubose

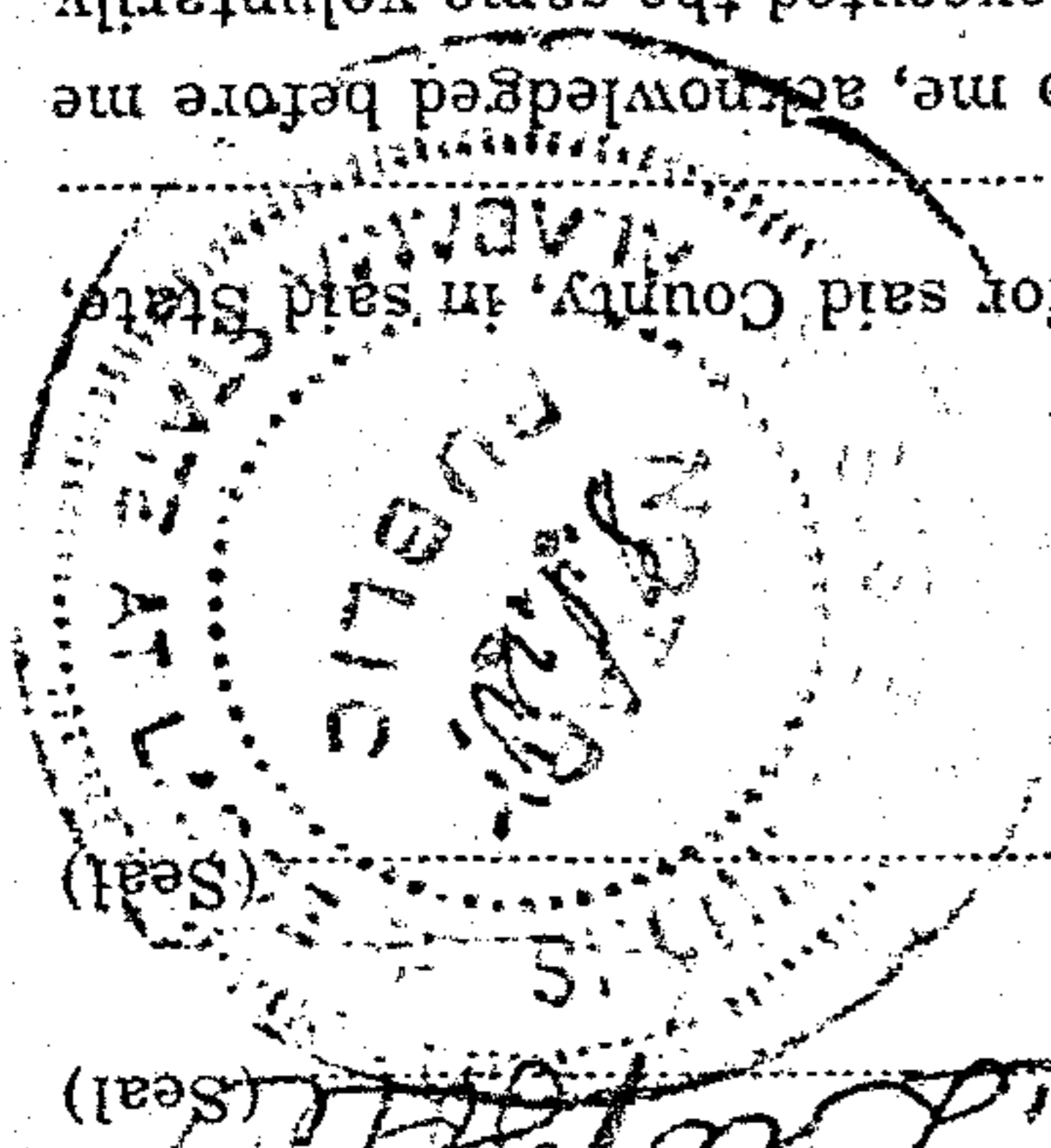
STATE OF ALABAMA }
SHELBY COUNTY }
General Acknowledgment

I, the undersigned Oprie 12th 1975, a Notary Public in and for said County, in said State, hereby certify that Johnnie C. Dubose and husband, R. D. Dubose

whose name are 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 12th day of July, 1974

Oprie 12th 1975
A. D. 1975
Notary Public.



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