

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbaina, 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 TEN THOUSAND DOLLARS (\$10,000.00) and the execution of a purchase money mortgage for \$2500.00

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

Claude T. Bryant and wife, Maude Bryant; James L. Tinney, Jr. and wife, Betty Tinney

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

Karen Ann Echols and Anne Horlock Shealy

(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:

E½ of SE¼ of SE¼; Also the NE diagonal half of the NW¼ of SE¼ of SE¼, in Section 11, Township 18 South, Range 1 East. Containing 25 acres, more or less. Situated in Shelby County, Alabama. Subject to transmission line permit to Alabama Power Company.

This conveyance shall serve as a quit claim only to rights, if any, of ingress and egress which grantors own in the existing road leading to the above described property and no warranty is made as to the existence, extent or sufficiency of such right of ingress and egress.

BOOK 302 PAGE 299



19761123000114270 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/23/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 NOV 23 AM 10:38
Deed filed 10:00
Conrad M. Johnson
JUDGE OF PROBATE

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 21st day of October, 1976.

Claude T. Bryant (Seal)
Maude Bryant (Seal)
(Seal)

James L. Tinney, Jr. (Seal)
Betty Tinney (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 James L. Tinney, Jr. & Betty Tinney; Claude T. Bryant & Maude Bryant 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 21st day of October, A. D. 1976.

Bethune W. Smith
Notary Public.