

7345-

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(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 Eight hundred (\$800.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
MARGARET C. MARTIN, a widow

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

JAMES L. MATHIS and wife, GAYLE MATHIS

(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:

SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$, thence southerly along the east line of said $\frac{1}{4}$ $\frac{1}{4}$ 668.73 feet to a point in the centerline of Shelby County Highway 13, thence 46 degrees right 200 feet to a point, thence 3 degrees 41 minutes right 200 feet to a point, thence 4 degrees 04 minutes right 144.0 feet to a point in the centerline of said highway, thence 91 degrees 15 minutes right 40.01 feet to the point of beginning of property being described, thence 87 degrees 55 minutes right a chord distance of 208.71 feet, thence 87 degrees 55 minutes left 209.0 feet to a point, thence 92 degrees 05 minutes left 208.71 feet to a point, thence 87 degrees 55 minutes left 209.0 feet to a point, thence 92 degrees 05 minutes left 208.71 feet to a point, thence 87 degrees 55 minutes left 209.0 feet to the point of beginning, containing 1.0 acres, and being marked on the corners with iron pins.

Subject to easements and rights of way of record,



19770408000032780 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/08/1977 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, I have hereunto set my hand(s) and seal(s), this 8th day of April, 1977

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

(Seal)

'77 APR-8 PH 3:34

(Seal)

Thomas A. Snowden, Jr.

JUDGE OF PROBATE

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

Fee 1.50
Sud Act 1.00
Deed 1.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret C. Martin, 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 8th day of April, 1977

James L. Mathis

RT. 1 Box 600

Thaulemo AL 35114

Notary Public