

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

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 Thirty Six Thousand Three Hundred Seventy Five and No/100-----DOLLARS

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

Louise J. Maske, a widow

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

Flynn Gerald and wife, Jeanette Gerald

(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:

From the NE corner of the NW $\frac{1}{4}$, Section 5, Township 20 South, Range 1 East, run South along the East boundary of said quarter-quarter a distance of 1091.21 feet to the point of beginning; thence continuing in a straight line a distance of 903.39 feet; thence right 89 deg. 04 min. 10 sec. a distance of 1110.30 feet; thence right 71 deg. 46 min. 09 sec. a distance of 294.37 feet; thence left 18 deg. 00 min. 00 sec. a distance of 856.00 feet; thence right 89 deg. 59 min. 25 sec. a distance of 407.10 feet; thence right 21 deg. 01 min. 24 sec. a distance of 636.30 feet to the point of beginning, containing 24.25 acres.

Subject to purchase money mortgage in the amount of \$25,826.25.

Subject to easements, rights of parties in possession, and unfiled mechanics liens are excepted.



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Shelby Cnty Judge of Probate, AL
05/08/1978 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 1st day of May, 1978

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS (Seal)
DOCUMENT WAS FILED

1978 MAY -8 AM 10:53 (Seal)

JUDGE OF PROBATE (Seal)

Louise J. Maske (Seal)

Deed 11.00
Rec. 1.50
Index 1.00
13.50
Sec mty. 377-793 (Seal)

General Acknowledgment

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Flynn Gerald and wife, Jeanette Gerald whose name S 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 1st day of May, A. D., 1978

WALLACE, ELLIS, HEAD & FOWLER

Mary W. Thompson
Notary Public.

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