

This instrument was prepared by

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Jefferson Land Title Insurance Co. Inc.
316 21ST NORTH • P. O. BOX 10461 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR- 123



19800904000098200 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
09/04/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
O. V. Wallace, Sr., an unmarried man

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

✓ Henton M. Wallace and Effie Mae Wallace

(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:

Lot No. 2, Survey No. 3; Commence at the NW corner of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 88 deg. 00 min. East along the North boundary of said section for a distance of 1522.9 feet to a point; thence turn an angle of 91 deg. 26 min. to the right and proceed South 00 deg. 32 min. East for a distance of 103.45 feet to the point of beginning of land herein described. From this beginning point continue South 00 deg. 32 min. East for a distance of 105 feet to a point; thence proceed South 87 deg. 58 min. West for a distance of 210 feet to a point; thence proceed North 00 deg. 32 min. West for a distance of 105 feet to a point; thence proceed North 87 deg. 58 min. East for a distance of 210 feet to the point of beginning.

The above described land is located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 0.50 acres.

This is in accordance with survey of Ray, Peoples and White, Sylacauga, Alabama, April 26, 1965.

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 4th day of September, 1980.

WITNESS:
O. V. Wallace, Sr. (Seal) 150
[Signature] (Seal) 150
[Signature] (Seal) 100
[Signature] (Seal) 300
[Signature] (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that O. V. Wallace, Sr. 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of September, A. D. 1980.

Form ALA-93
[Signature]
Notary Public.

CONWILL