

STATE OF ALABAMA)
COUNTY OF SHELBY)

696
WARRANTY DEED

\$1,000.00

KNOW ALL MEN BY THESE PRESENTS: THAT,

FOR AND IN CONSIDERATION of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, this day in hand paid to the undersigned GRANTOR, MAE JEFFERSON, A WIDOW, (hereinafter referred to as GRANTOR) the receipt and sufficiency whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, BOBBY DELANO COCKRUM and wife, CLARA ONEASE COCKRUM, (hereinafter referred to as GRANTEES), for and during their joint lives, and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, lying and being in the County of Shelby and State of Alabama, to-wit:

The West half of Lot 9, in Block 9, according to Glasscock's Subdivision on Spring Creek and Coosa River which is located in the SE 1/4 of NE 1/4 of Section 12, Township 24, Range 15 East, the map of said subdivision being recorded in the Probate Office of Shelby County, Alabama, more particularly described as follows: Beginning at a point on the South lot line, said point being 60 feet East of the Southwest corner of said lot, thence proceeding due North to the rear lot line, thence, following the boundaries of the Western portion of said lot according to the said recorded plat thereof to the place of beginning.

TO HAVE AND TO HOLD unto 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, together with every contingent remainder and right of reversion.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, executors, and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all liens or encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to said real estate of record in the Probate Office of said County; and that GRANTOR has a good right to sell and convey the same as aforesaid; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereto set her hand and seal on this the 13th day of February, 1982.

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

Mae Jefferson (SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

1982 FEB 19 AM 10:21

Deed TAX 1.00
Rec 1.30
Sud 1.00
3.50

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MAE JEFFERSON, A WIDOW, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand of office, this 13th day of February, 1982.

Prepared by:
Thomas K. Jefferson
Attorney at Law
699-B Gallatin Street

Mary C. Bush
NOTARY PUBLIC



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