

THIS INSTRUMENT WAS PREPARED BY:

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P. O. Box 517
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205-362-6670

TITLE SEARCH NOT RENDERED

**STATE OF ALABAMA,
SHELBY COUNTY.**

SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That in the consideration of Ten and No/100— (\$ 10.00) Dollars and other good and valuable consideration to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Hulen H. Southern**, the survivor of **Oscar D. Southern** (Hereinafter referred to as Grantor), grants, bargains, sells and conveys the following property to **Hulen H. Southern, A Single Man, Kay Lena and husband John Lena**, (hereinafter referred to as Grantees), for and during their joint lives 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, following described real estate, situated in Talladega County, Alabama, to-wit:

40 acres more or less, being all that part of the South half of the Southeast quarter of the Northeast quarter, and all that part of the Northeast quarter of Southeast quarter, Section 35, Township 18 South, Range 2 East, Shelby County, Alabama lying easterly of U.S. Highway 231.

It is intended hereby to convey all of the lands comprising the Estate of **John R. Davis**, deceased which lie easterly of U.S. Highway 231 in said Section 35.

Subject to current taxes and existing rights of way. Also subject to easements to Alabama Power Company recorded in Deed Book 250, Pages 187 and 189 in the Probate Office of Shelby County, Alabama.

John R. Davis a/k/a J.R. Davis, Jr., and **John Robert Davis, Jr.**, died on the 1st day of January 1971, in St. Clair County, Alabama and **Bessie A. Davis** died on the 26th day of January 1970 in Jefferson County, Alabama. The estate of said **John R. Davis** is presently being administered in the Probate Office of Shelby County, Alabama, and this conveyance is executed pursuant to the powers granted the executor under said Last Will and Testament.

The above described property is intended to describe the same property recorded in Deed Book 277 at Page 680 in the Office of the Judge of Probate of Shelby County, Alabama.

AND ALSO An undivided interest in and to:

The Northwest quarter of Section 36 Township 18 South, Range 2 East. Mineral and mining rights excepted.

The above described property is recorded in Deed Book 242 at page 621 in the Office of the Judge of Probate of Shelby County, Alabama.

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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 their heirs and assigns forever, together with every contingent remainder and right of reversion.

And I do, for myself and my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances, unless otherwise stated above; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantees their heirs and assigns forever, against all lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hands and seals this the 4 day of January, 2000.

Hulen H. Southern
GRANTOR, Hulen H. Southern

STATE OF ALABAMA,
TALLADEGA COUNTY.

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Hulen H. Southern, Survivor of Oscar D. Southern, 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 the 4 day of January, 2000

Max Beth Bast
Notary Public
Commission Expires 1-4-00

Grantors' Address:

Hulen H. Southern

Grantees' Address

Hulen H. Southern
356 Highway 231
Vincent, Alabama

John and Kay Lenn
P.O. Box 383
Harpersville, Alabama

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