

State of Alabama

Know All Men By These Presents,

SHELBY COUNTY

That in consideration of THIRTY TWO HUNDRED DOLLARS CASH - - - - (\$3200.00) - - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, H. T. Sheets and wife, Virgie M. Sheets

(herein referred to as grantors) do grant, bargain, sell and convey unto Robert A. Fletcher and wife, Jessie D. Fletcher

(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:

All that part of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 33, Township 19 Range 1 East, lying south of the Harpersville-Narrows Road except the following described tract: Commence at the southwest corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 33, Township 19 South Range 1 East, thence run East along the south line of said quarter-quarter section a distance of 91.02 feet, to the point of beginning, thence continue East along the south line of said quarter-quarter section a distance of 175.00 feet, thence turn an angle of 92° 00' to the left and run a distance of 291.67 feet, to the south margin of a gravel road, thence turn an angle of 105° 30' to the left and along the south margin of said road a distance of 181.39 feet, thence turn an angle of 74° 30' to the left and run a distance of 249.30 feet to the point of beginning. Situated in the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama.

ALSO all that part of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 33, Township 19 Range 1 East, north of a line described as follows: Beginning at a point on the West boundary of said forty where it is intersected by a ditch, which point is 128 yards north of the southwest corner of said forty, run thence in an Easterly direction along said ditch to its head, continue thence in a northeasterly direction to the Harpersville-Narrows Road, thence run in a southeasterly direction along said road 76 yards to the north line of Jesse Blankenship's land (now Ollis Lee Thomas land) run thence East along the north boundary of Thomas' land 70 yards, more or less, to the East boundary of said forty. Except that part of the north 37.9 feet thereof lying East of the Harpersville-Narrows Road.

ALSO that part of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 33, Township 19 South Range 1 East, described as follows: Commencing at the southeast corner of said forty and run south 88° West along the forty line a distance of 206 feet, to point of beginning, thence run north 8° 30' West 827 feet, thence run north 46° West 199 feet, thence run south 29° West 704.5 feet, thence run south 34° 10' East 268 feet, thence run south 59° 13' East 192 feet, thence run south 86° 25' East 290 feet to the point of beginning.

Situated in Shelby County, Alabama. - Subject to Easement to Ala. Power Co. as shown by instrument recorded in Deed Bk. 103, page 201, in the Probate Office of Shelby County, Alabama. Subject to Easement to Ala. Power Co. as shown by instrument recorded in Deed Bk. 107, page 453, in the Probate Office of Shelby County, Alabama.

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: except 1962 taxes assumed by Grantees herein

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, we have hereunto set our hands and seals, this 16th day of ~~xxxx~~ June, 19 62..

WITNESS:



H. T. Sheets  
(H. T. Sheets)

Virgie M. Sheets  
(Virgie M. Sheets)

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5456 11th Ave. S.  
Klein

RETURN TO

H. T. Sheets and wife, Virgie  
M. Sheets

TO

Robert A. Fletcher and wife,  
Jessie D. Fletcher

WARRENTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

THIS FORM FROM  
LAWYERS TITLE INSURANCE CORP.  
Title Insurance  
BIRMINGHAM, ALA.

State of ALABAMA

*Shelby*  
JEFFERSON

COUNTY

General Acknowledgment

I, A. S. Smith, a Notary Public in and for said County, in said State,  
hereby certify that H. T. Sheets and wife, Virgie M. Sheets  
whose names 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 16th day of June A. D., 1962.

*A. S. Smith*  
Notary Public.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 5/27/62

State of

COUNTY

RECORDED & \$ MTG. TAX  
\$3.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

General Acknowledgment

I, *Conrad M. Fowler*, a Notary Public in and for said County, in said State,  
hereby certify that  
whose name signed to the foregoing conveyance, and who known to me, acknowledged before  
me on this day, that, being informed of the contents of the conveyance executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

*Conrad M. Fowler*  
Notary Public.

State of

COUNTY

General Acknowledgment

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

Given under my hand and official seal this day of A. D., 19

Notary Public.

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