

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR--LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

1357
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand, 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, Nathan L. Mooney, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto
U. V. Blackerby and Mary Blackery

(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:

A part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, Township 21 South, Range 1 East, more particularly described as follows: Commence at the southeast corner of said $\frac{1}{4}$ - $\frac{1}{2}$ Section and run West along the south line of said forty a distance of 388 feet to a point on the east right of way line of Highway No. 25 for the point of beginning of lot herein described; thence run north 5 deg 40 min. East along the east right of way line of said Highway a distance of 377.30 feet; thence north 11 deg. 35 min. East and along the east right of way line of said Highway a distance of 238 feet; thence north 17 deg. 16 min. East along the east right of way line of said Highway a distance of 332.70 feet to a point on the east right of way line of said Highway and a branch; thence south 56 deg. 48 min. East along the meanderings of said Branch a distance of 137.2 feet; thence south 29 deg. 37 min. East along the meanderings of said branch a distance of 165 feet to the west margin of the old Columbiana-Wilsonville road; thence south 20 deg. 23 min. West along the west margin of said road a distance of 656.30 feet; thence south 36 deg. 43 min. West along the west margin of said road a distance of 115.0 feet to the south line of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence run west along the south line of said forty a distance of 80 feet to point of beginning.

It being the intention to convey all of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, Township 21 South, Range 1 East lying east of Highway 25, South of a branch and west of the old Columbiana Wilsonville dirt road.

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 26th day of May, 1962

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
12/18/62
RECORDED & 5 LITG. TAX
& 3 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT

Nathan L. Mooney
Nathan L. Mooney

STATE OF ALABAMA
SHELBY COUNTY

Com. M. Joiner
JUDGE OF PROBATE

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Nathan L. Mooney, a single man 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 26th day of May, A. D. 1962

Martha B. Joiner
Notary Public

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