

229.15 Federal Hwy

2542

26,500.00

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS & other good and valuable consideration ~~XXXXXX~~ to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Braxton E. Baker & wife, Shirley H. Baker; N. K. Waites & wife, Elsie Waites; O. L. Baker & wife, Theresa Baker (herein referred to as grantors) do grant, bargain, sell and convey unto Walter M. McCranie and wife, Nellie Grace McCranie

(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 NW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East that lies North of the right of way of the A. B. & C. Railroad. Also all that part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East, which lies North of the A. B. & C. Railroad right of way.

Also, the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 29, Township 19 South, Range 2 East, EXCEPT 9 acres in the NW corner belonging to D. B. Kimbrough, and also EXCEPT that portion sold by J. C. Brumbaugh and wife, Ethel Brumbaugh to Ralph Caddell and Rosa Lee Wyatt which is described as follows: Part of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 29, Township 19 South, Range 2 East, described as follows: Begin at a car axle at the NW corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 29, Township 19, Range 2 East; thence North 2 deg. 30' West 702 feet; thence North 87 deg. 30' East 396 feet; thence South 27 deg. 30' East 2235 feet to the SE corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 29, Township 19 South, Range 2 East; thence South 87 deg. 30' West 1322.6 feet to the Southwest corner of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$; thence North 2 deg. 30' West 1322.0 feet to point of beginning of said Exception, containing 40.13 acres, more or less.

Also, the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 19, Range 2 East.

All of the above containing 215 acres, more or less.

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, we have hereunto set our hand(s) and seal(s), this 18th day of February, 1963.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4/11/63
RECORDED & \$... INTO TAX
DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Braxton E. Baker
(Braxton E. Baker)
Shirley H. Baker
(Shirley H. Baker)
N. K. Waites
(N. K. Waites)
Elsie Waites
(Elsie Waites)
O. L. Baker
(O. L. Baker)
Theresa Baker
(Theresa Baker)

STATE OF ALABAMA
SHELBY COUNTY

Donna M. Janelle
JUDGE OF PROBATE

I, the undersigned, Braxton E. Baker; Shirley H. Baker; N. K. Waites; Elsie Waites; O. L. Baker; and Theresa Baker, a Notary Public in and for said County, in said State, hereby certify that and Theresa Baker 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 expected the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of February, A. D. 1963.

Mr. J. W. Donahoe
Notary Public.

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