

3397

11.50.00

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 One and No/100 (\$1.00) - - - - - DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William Charles Eady and Myrtle B. Eady, his wife

(herein referred to as grantors) do grant, bargain, sell and convey unto Claude Jackson Davis and wife,
Irene Davis

(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:

Commence at the southeast corner of SE 1/4 of 1/4, Section 34, Township 12,
Range 2 East and run south, 87 degrees 30 minutes west, 229.83 feet to
the easterly right of way line of U. S. Highway No. 280 (also known as
Ala. Highway 91) and run north 56 degrees 20 minutes west, along said
right of way line 1963 feet to the intersection of the easterly right of
way line of said Highway with the easterly right of way line of Chancellor's
Ferry Road; thence run along the easterly line of said Chancellor's Ferry
Road north, 36 degrees 15 minutes west, 258.79 feet to the point of
beginning of the land herein conveyed, said point being the westmost corner
of a lot being heretofore conveyed to C. A. McCall; thence turn an angle of
82 degrees 34 minutes to the right and run in a Northeasterly direction
248.67 feet; thence north, 28 degrees 21 minutes west, 76 feet to an iron
pin; thence south, 53 degrees 45 minutes west, 257.14 feet to the easterly
right of way line of Chancellor's Ferry Road; thence along said south,
36 degrees 15 minutes east, 107.61 feet to the point of beginning.



Situated in Shelby County, Alabama.

The Grantees herein assume and agree to pay that certain first mortgage which
was executed to City Federal Savings & Loan Association under date of 11/1/57
and that certain second mortgage which was executed to Diamond Construction
Company of Alabama under date of 1/22/62.

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 8th
day of April, 1963.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4/10/63
RECORDED & INDEXED
A. D. McCall
NOTARY PUBLIC
ON THIS INSTRUMENT

Myrtle B. Eady
Myrtle B. Eady
William Charles Eady
William Charles Eady

STATE OF ALABAMA }
SHELBY COUNTY }

Claude Jackson Davis
General Acknowledgment
JUDGE OF PROBATE

I, The Undersigned Authority, a Notary Public in and for said County, in said State,
hereby certify that William Charles Eady and wife, Myrtle B. Eady
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, 4th, 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 8th day of April, A. D., 1963.

Claude Jackson Davis
Notary Public.

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