

*SALES PRICE \$14,000.00-assuming loan for \$8,250.00 REVENUE ON \$5,750.==\$ 6.60
Form 1-1-5 Rev. 12-62 725 Recording===== 1.00
Tax===== 6.00

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 Thousand Dollars and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, O. D. Littleton and wife, Leah Laine Littleton

(herein referred to as grantors) do grant, bargain, sell and convey unto James Erskine Black and Mary Sue Black

(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 northeast corner of the NW₄ of SE₄ of Section 18, Township 21 South, Range 2 West and run thence east 45 feet to the west right of way line of L & N Railroad to the point of beginning of the land herein conveyed; thence turn an angle of 116 deg. 30 min. to the left and run along the west right of way line of said Railroad a distance of 177.4 feet; thence turn an angle of 60 deg. to the left and run 452.0 feet; thence turn an angle of 91 deg. 20 min. to the left and run 640.0 feet; thence turn an angle of 90 deg. to the left and run 440.0 feet; thence turn an angle of 90 deg. to the left and run 249.0 feet; thence turn an angle of 90 deg. to the right and run 209.3 feet to the west right of way of said Railroad; thence turn an angle of 116 deg. 50 min. to the left and run along said railroad right of way 249.0 feet to the point of beginning; containing 5.5 acres, more or less, being situated in SW₄ of NE₄, NW₄ of SE₄, SE₄ of NE₄ and NE₄ of SE₄ of said Section 18, Township 21 South, Range 2 West.

There is reserved for the use of L. J. Maske and Gertrude Maske, their successors and assigns forever, a 20 foot easement for a roadway running east and west along the north line of the above described land; said roadway extending from the L & N Railroad west along the above described land.

* This sale is subject to buyers assuming a mortgage loan of \$8,250.00 held by Jefferson Federal Savings & Loan Association of Birmingham, 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, 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 26th day of October, 1965.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED IN 11/2-116
RECORDED & S. MTC. TAX
& S. MTC. TAX HAS BEEN
PD. ON THIS INSTRUMENT.

O. D. Littleton (Seal)
Leah Laine Littleton (Seal)
Leah Laine Littleton (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment
JUDGE OF PROBATE

I, Martha B. Jones, a Notary Public in and for said County, in said State, hereby certify that O. D. Littleton and wife, Leah Laine Littleton 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 26th day of October, A. D., 1965.
Martha B. Jones
Notary Public.