

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

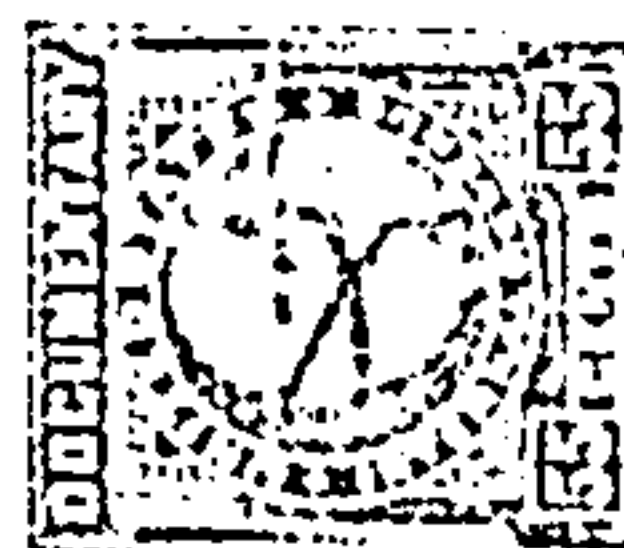
KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Thousand and no/100 DOLLARS, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, W. J. Bailey and wife, Eunice F. Bailey, (Herein referred to as grantors) do grant, bargain, sell and convey unto Leslie Wayne Hayes and France Lavenia Hayes (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 Lot 3, Block 1 in West Manor Addition to the Town of Montevallo according to map recorded in Map Book 3 page 60 in the Office of the Probate Judge of Shelby County, Alabama, said parcel being described more particularly as follows: Begin at a point 50 feet SW of the eastmost corner of said Lot 3, which point is on the west right of way line of the Montevallo and Calera Street and is 459½ feet southwest of the point where said street crosses the Southern Railroad right of way and from said beginning point, run in a south-westerly direction along the west line of said street 50 feet to the eastmost corner of Lot 4 in said Block 1; thence in a northwesterly direction 78 feet; thence in a southeasterly direction and parallel with the southwesterly line of said Lot 3 to the point of beginning, being situated in the SE¼ of the NE¼ and NE¼ of SE¼ of Section 4, Township 24, Range 12 East;

Also Lot 4 in Block 1 West Manor Addition to the Town of Montevallo, according to survey and map recorded in Map Book 3 page 60 in the office of the Probate Judge of Shelby County, Alabama; said lot being more particularly described as follows: Begin at a point on the west line of the Montevallo and Calera Street 509½ feet south of the place where said Street crosses the south right of way line of the Southern Railway, said point of beginning being the southmost corner of Lot 3 in said Block 1; from said point of beginning run perpendicularly to said street and along the southwesterly line of said Lot 3 a distance of 337 feet to the right of way of Southern Railway; thence along same in a southwesterly direction 116 feet; thence in a southeasterly direction and parallel with the northerly line of said Lot 4 a distance of 409 feet to the westerly line of said Montevallo and Calera Street; thence along same in a northeasterly direction 100 feet to the point of beginning; being situated in the SE¼ of NE¼ and NE¼ of SE¼ of Section 4, Township 24, Range 12 East;

Also Lots 5, 6, 7, 8 and 9 in Block 1 and also West Drive and 2 alleys in West Manor Addition to the Town of Montevallo according to survey and map recorded in Map Book 3 page 60 in the office of the Probate Judge of Shelby County, Alabama; said property being described as follows: Begin at a point on the west line of Montevallo & Calera Street 609½ feet southwesterly of the place where said street crosses the south right of way line of the Southern Railway, said point of beginning being the southmost corner of Lot 4 in Block 1 of said subdivision; from said point of beginning run perpendicular to said street and along the southwesterly line of said Lot 4 a distance of 409 feet, more or less, to the right of way of the Southern Railway; thence along same in a southwesterly direction 299.5 feet to the northmost corner of Lot 6 in Block 2 of said subdivision; thence in a southeasterly direction and along the northerly lines of Lots 1, 3, 4, 5, 6 in said Block 2 a distance of 569.7 feet, more or less, to the west line of said Montevallo and Calera Street; thence along same in a northeasterly direction 255 feet to point of beginning; being situated in the SE¼ of NE¼ and in the NE¼ of SE¼ of section 4, Township 24, Range 12 East.

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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 we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, that we have a good right to sell and convey the same as aforesaid; that we will and 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

11th day of February, 1966.

W. J. Bailey (Seal)
W. J. Bailey
Eunice F. Bailey (Seal)
Eunice F. Bailey

STATE OF ALABAMA

SHELBY COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that W. J. Bailey and wife, Eunice F. Bailey, 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.

C. Given under my hand and official seal this 11th day of February, 1966.

Martha B. Joiner
Notary Public

