

This instrument was prepared by

(Name) WALLACE and ELLIS, Attorneys

(Address) Columbiana, Alabama

Form 1-1-6 Rev. 1-66

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 SIX HUNDRED 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,

W. D. Osborn and wife Alene Osborn

(herein referred to as grantors) do grant, bargain, sell and convey unto

Barbara Ann Moore and husband, R. H. Moore

(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:

The SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 19, Township 18, Range 2 East (or Block 10 in Birmingham Acreage Company Addition to Sterrett, Alabama).

Commencing at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 19 South, Range 1 West and run North 87 deg. 30' East 420 feet; run thence North 87 deg. 50' East 156 feet; run thence South 14 deg. 30' East 319.6 feet to the North boundary of Alabama Highway No. 91, known as the Florida Short Route; run thence South 20 deg. 30' East 80 feet to the South boundary of said highway; run thence North 73 deg. 15' East 77.75 feet along highway for point of beginning of lot hereby described; continue thence North 73 deg. 15' East along the south side of said highway 76.75 feet; run thence South 2 deg. 15' East 120 feet; run thence South 74 deg. 45' West 43 feet; run thence 111 feet to point of beginning, situated in Shelby County, Alabama, EXCEPT that portion of the above described property described in that certain deed from Clarence P. Gillespie, Jr. and wife, Hazel B. Gillespie in favor of J. B. Embry recorded in Deed Book 177, page 63 in the Probate Records of Shelby County, 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 day of February 14, 1967.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1967 MAR -4 AM 9:27

FILED IN BOOK 100
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

W. D. Osborn (Seal)

Alene Osborn (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. D. Osborn and wife, Alene Osborn 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 14 day of February A. D., 1967

Charles C. Edwards
Notary Public.

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