

This instrument was prepared by

3583

See Mtg. 305-790
See Mtg. 305-792

(Name) WALLACE and ELLIS, Attorneys

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-66

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

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY }

That in consideration of Four Thousand, One Hundred and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Otha Cagle and wife, Ruby Jean Cagle

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

Charlie Ebert and wife, Cecelia E. Ebert

(herein referred to as GRANTEEES) 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 SW corner of Section 25, Township 21 South, Range 1 West; thence run East along the South line of said Section a distance of 177.48 feet to the West R.Q.W. line of the Columbiana-Shelby Highway and the point of beginning; thence turn an angle of 65 deg. 31 min. to the right and run along said R. O. W. line a distance of 65.13 feet; thence turn an angle of 90 deg. 13 min. to the right and run a distance of 69.64 feet to the East R.O.W. line of the Louisville & Nashville Railroad; thence turn an angle of 94 deg. 16 min. to the right and run along said R.O. W. line a distance of 296.58 feet; thence turn an angle of 88 deg. 05 min. to the right and run a distance of 51.48 feet to the West R.O.W. line of the Columbiana-Shelby Highway; thence turn a n angle of 88 deg. 41 min. to the right and run along the West R.O.W. line of said Highway a distance of 228.60 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, and the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama, according to survey made by Frank W. Wheeler on May 4, 1961.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 24th

day of April, 1967.

STATE OF ALABAMA, SHELBY CO.

I CERTIFY THIS INSTRUMENT

WITNESS: WAS FILED ON 9:20 A.M.

4-29 1967

(Seal)

Otha Cagle

(Seal)

Ruby Jean Cagle

(Seal)

(Seal)

RECORDED & \$ DEED TAX

(Seal)

PAID ON THIS 11TH

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Otha Cagle and wife, Ruby Jean Cagle, 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 24th day of April, A. D., 1967.

Frank Ellis

Notary Public.

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