

This instrument was prepared by

5475

(Name) Wallaco & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-56

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 AND NO/100 (\$600.00) DOLLARS

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

M. C. Wilson and wife, Delene Wilson

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

J. T. Duncan and wife, Irene Duncan

(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:

Begin at the SW corner of N $\frac{1}{2}$ of S $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 25, Township 20, Range 3 West, and run thence Northerly along the West boundary of said twenty acre tract 150 feet to a point; thence turn an angle to the right of 90 deg. and run Easterly parallel with the North boundary of said twenty acre tract 138 feet; thence turn an angle of 90 deg. right and run thence Southerly parallel with the West boundary of said twenty acre tract 150 feet; thence turn an angle of 90 deg. right and run thence Westerly along the South boundary of said twenty-acre tract 138 feet to point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
67 JUL 31 AM 8:40
M.C. FILE NUMBER OR
PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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 28th day of July, 19 67.

WITNESS:

..... (Seal)

M. C. Wilson (Seal)
(M. C. Wilson)

..... (Seal)

Delene Wilson (Seal)
(Delene Wilson)

..... (Seal)

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STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that M. C. Wilson and Delene Wilson 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 28th day of July, A. D., 19 67.

Laurie Brasher
Notary Public.

