

This instrument was prepared by

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see mtg 305-535

all

(Name) Lawrence B. Clark

(Address) Birmingham, Alabama

Form 1-15 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 Four Hundred (\$400.00) DOLLARS

and other valuable consideration

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

James E. Bailey and wife, Mary Cowan Bailey

(herein referred to as grantors) do grant, bargain, sell and convey unto **William Gary Newton and wife, Martha S. Newton**

(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 the South one-half of the Northwest Quarter of Section 7, Township 19, Range 1 West, particularly described as follows: Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 7 running thence East along the North line of the Southwest Quarter of the Northwest Quarter and the North line of the Southeast Quarter of the Northwest Quarter of said Section 7, Township 19 South, Range 1 West 1556.4 feet, more or less to the right of way line of Cahaba Valley Road, thence Southwesterly along the Northwest line of Cahaba Valley Road 1144.6 feet, more or less to where the Cahaba Valley Road would be bisected by a line running from the Southeast corner to the Northwest corner of said Southwest Quarter of Northwest Quarter, run thence Northwesterly along said line 1356 feet, more or less, to point of beginning.

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 ~~X~~ (we) do for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~XX~~ (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 19th day of April, 1968.

WITNESS:

Lawrence B. Clark (Seal)

(Seal)

(Seal)

James E. Bailey (Seal)

James E. Bailey

Mary Cowan Bailey (Seal)

Mary Cowan Bailey

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, A. Lamar Reel, a Notary Public in and for said County, in said State, hereby certify that James E. Bailey and wife, Mary Cowan 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.

Given under my hand and official seal this 19th day of April, A. D., 1968.

Notary Public.