

This instrument was prepared by

(Name) **R.E. Clements, Notary Public, Alabama State at Large**

(Address) **403 1/2 11 th. Street, Lipscomb Alabama, 35020**

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 **One Dollar (\$1.00) and other valuable considerations** DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Clyde M. Ledford and wife, Martha Ledford

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

Clyde Ledford Jr. and wife, Carolyn Ledford

(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:

One Acre, More or less, situated in the N.W. 1/4-S.E. 1/4 of Section 20, Township-20-South, Range-2-West and more particularly described as follows:

Commence at the Point of Intersection of the Southeasterly R/W line of the A.C.L. Railroad with the North line of said 1/4-1/4 and run East along the North line of said 1/4-1/4 for 355.0 feet; thence 98° 10' Right for 76.6 feet; thence 19° 45' Right for 171.20 feet to the Point of Beginning; thence 7° 56' Right for 210.0 feet; thence 90° 00' left for 210.0 feet; thence 90° 00' left for 210.0 feet; thence 90° 00' left for 210.0 feet to the Point of Beginning.

Subject to a 30.0 feet wide Right-of-way to the County Road more particularly described as commence at the N.E. Corner of the above described Lot, or Acre, for the Point of Beginning; thence run Southeasterly along the Northeasterly line of said Acre for 30.0 feet; thence 98° 00' left for 250 feet to the County road; thence west along said county road 30.0 feet; thence Southwesterly for 218 feet more or less to the Point of Beginning.

STATE OF ALA. SHELBY CO.
CERTIFY THIS INSTRUMENT WAS FILED
1968 JUN 13 AM 9:45
U.C. FILE NUMBER
REC. B.R. & PAGE AS SHOWN ABOVE
Clerk of Court
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, **HO** have hereunto set **our** hand(s) and seal(s), this **25 th.** day of **May**, 19 **68**.

WITNESS:

(Seal)

(Seal)

(Seal)

Clyde M. Ledford (Seal)

Martha Ledford (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

R.E. Clements a Notary Public in and for said County, in said State, hereby certify that **Clyde M. Ledford and wife, Martha Ledford** whose name **is** **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 **25 th** day of **May**

R.E. Clements
Notary Public.

My Commission Expires 12-3-69