1143

This instrument was prepared by

(Name) Wallace & 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
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTEEN HUNDRED & NO/100 ($1800.00) DOLLARS

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

Rufus F. Herron and wife, Doris Herron

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

Leroy Hall and wife, Opal Hall

(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:

PARCEL ONE:
Part of SE¼ of SE¼, Section 34, Township 21 South, Range 4 West, described as follows: Begin at NE corner and run West 420 feet; thence South 366 feet; thence East 420 feet; thence North 366 feet to point of beginning.

PARCEL TWO:
Starting at a point 420 feet West of the NE corner of SE¼ of SE¼ of Section 34, Township 21 South, Range 4 West, running West 112 feet; thence South 270 feet; thence East 112 feet; thence North 270 feet to point of beginning.

PARCEL THREE:
Part of SE¼ of SE¼ Section 34, Township 21 South, Range 4 West, described as follows: Commencing at SE corner of said ¼ ¼ Section and run West along South line 362 feet; thence North parallel to East line a distance of 218 feet; thence West parallel to South line a distance of 34 feet to point of beginning; thence continue West 585 feet; thence North 836 feet; thence East 585 feet; thence South 836 feet to point of beginning.

MINERALS AND MINING RIGHTS EXCEPTED TO ABOVE PROPERTY.

Said property located in SE¼ of SE¼, Section 34, Township 21 South, Range 4 West.

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 4th day of September, 1968.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1968 SEP -5 PM 3:08
U.C.C. FILE NUMBER CROSS REF. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

(Seal) Rufus F. Herron (Seal)
(Rufus F. Herron)
(Seal) (Doris Herron) (Seal)
(Seal) Doris Herron (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rufus F. Herron and wife, Doris Herron 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 4 day of September A. D. 1968.

L E Shaw Jr
Notary Public.

BOOK 254 750