

This instrument was prepared by

(Name)

(Address)

Form 1-15 Rev. 1-68

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 Five Thousand and No/100 ----(\$5,000.00)----- DOLLARS and a purchase money mortgage in the amount of Fifteen Thousand Dollars (\$15,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, viz 1,

CHARLES O. BAILEY, unmarried

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

JAMES M. HIRE, Jr. and wife, MILDRED R. HIRE

(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:

SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 8; NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 17;
N $\frac{1}{2}$ of NE $\frac{1}{4}$, Section 18; NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 18;
all in Township 19, Range 2 East 200 acres, more or less.

Plantation Pipe Line Company easements dated November 17, 1941, recorded in Deed Book 113, page 65; dated February 24, 1942, recorded in Deed Book 113, page 153 and dated April 3, 1968 and recorded in Deed Book 252, page 593.

A. 30 ft. Right of Way is granted by Purchaser to Seller 1 ft. West of the full length of the East Line (running N & S) of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 17, Township 19 South, Range 2 East, Shelby County, Alabama.

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 () do for myself () and for my () heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am () lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I () have a good right to sell and convey the same as aforesaid; that I () will and my () 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, I have hereunto set my hand(s) and seal(s), this 2nd day of January, 1969.

WITNESSES

STATE OF ALABAMA
SHELBY COUNTY
JAN 10 1969
RECORDED
U.C. FILE NO. 1000 JAN - 6 PM 3:11
RECORDED & FILED AS SHOWN ABOVE

WITNESSES
M. Randall (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles O. Bailey, unmarried, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of January, A. D., 1969

K. Stella Brown

Notary Public.

My commission expires

My Commission Expires 7-6-70