

This instrument was prepared by

1371

(Name) John C. Hensley, & Molton, Allen & Williams, Inc.,

(Address) 524 North 21st Street, 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 Eleven Thousand Eight Hundred - - - - - and NO/100 DOLLARS and the assumption of the first mortgage described herein below:

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

Daniel W. Wright and wife, Mary Lou Wright

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

Clayton B. Pierce and wife, Carolyn B. Pierce

(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:

Commence at the Northeast corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama; thence West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 533 feet for the point of beginning; thence to the West along the same line 300 feet; thence angle left 90° 42' for 725 feet, more or less, to the North right of way line of a 30 foot County Road, according to the Map of Cahaba River Estates, thence a meandering line easterly along said Right of Way line of said County Road (which point is directly south of the point of beginning) run thence North parallel with the East boundary of said quarter-quarter section 788.48 feet, more or less, to the point of beginning.

The grantors herein assume and agree to pay the indebtedness secured by that certain first mortgage executed by the grantors in favor of Cobbs, Allen & Hall Mortgage Company, Inc., as same is recorded in Volume 292, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama. Said mortgage having a principal balance of approximately \$26,713.49.

STATE OF ALA. SHELBY CO.
INSTRUMENT WAS FILED
RECORDED - 6 JAN 27 1969
D.C. FILE NUMBER 100
REC. BK. 2 PAGE 155 SHOWN TO
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 2nd day of January, 1969.

WITNESS:

(Seal)
(Seal)
(Seal)

Daniel W. Wright (Seal)
Mary Lou Wright (Seal)
(Seal)

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STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel W. Wright and wife, Mary Lou Wright 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 2nd day of January, A. D., 1969.

John C. Hensley
Notary Public.