

This instrument was prepared by

2059

\$2600⁰⁰

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama

Form 1-15 Rev. 1-64

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 AND OTHER GOOD AND VALUABLE CONSIDERATION ~~XXXXXX~~

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

J. C. Sargeant, Jr. and wife, Mary M. Sargeant

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

C. B. Sydes and wife, Ima M. Sydes

(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:

An undivided one-half interest in and to the following described property:
All that part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 24, Range 13 East, that lies East of the right of way of the L & N Railroad, and except the property known as Jim Scott property which property is described as follows: Commence at the NW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 24 North, Range 13 East; thence run East along the North line of said $\frac{1}{4}$ Section a distance of 494.45 feet to the point of beginning; thence continue East along the North line of said $\frac{1}{4}$ Section a distance of 210.64 feet; thence turn an angle of 83 deg. 35' to the right and run a distance of 259.46 feet; thence turn an angle of 95 deg. 31' to the right and run a distance of 210.58 feet; thence turn an angle of 84 deg. 29' to the right and run a distance of 262.78 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama. Subject to mortgage in favor of Ann Vest Simmons and Harry Simmons. Grantees herein shall be entitled to one-half of any and all income from the above described property including but not limited to any rent or proceeds from the sale of timber.

Grantees herein shall be responsible for the payment of one-half of the annual installments due on the above described mortgage and shall also be responsible for one-half of all taxes or other charges assessed against said property. Grantors shall be responsible for the remaining one-half of the payments on the mortgage and taxes or other charges.

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 26 day of March, 1969.

WITNESS:

Lucella Kuehn (Seal)

Lucella Kuehn (Seal)

J. C. Sargeant, Jr. (Seal)

Mary M. Sargeant (Seal)

(Seal)

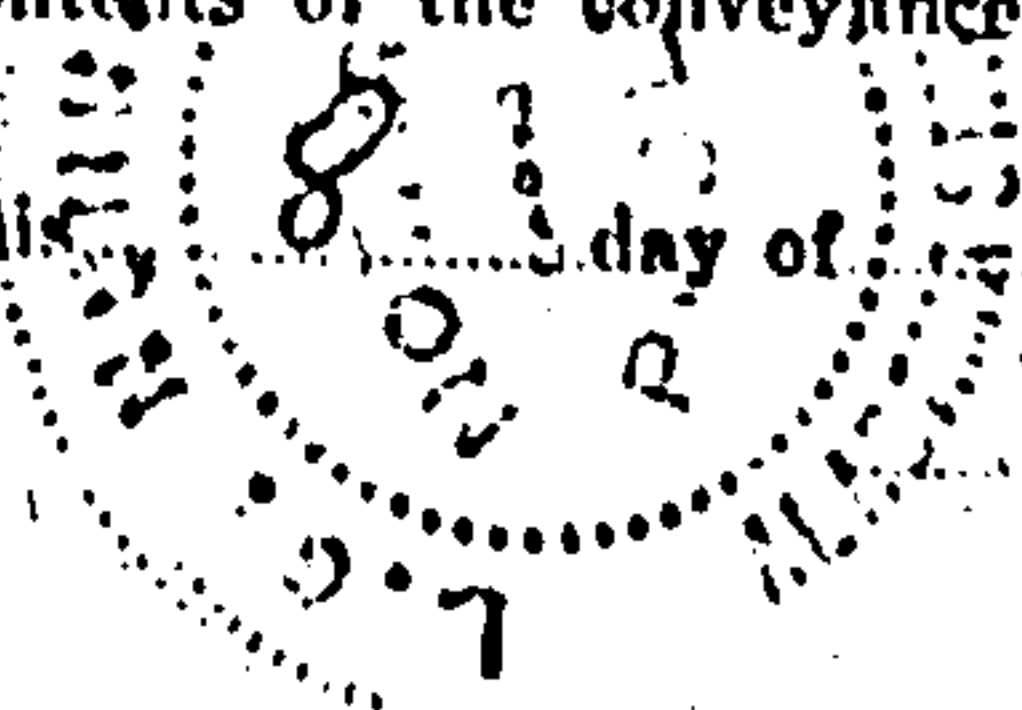
STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. C. Sargeant, Jr. 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of March, A. D., 1969.



J. C. Sargeant, Jr. (Signature)

Notary Public.

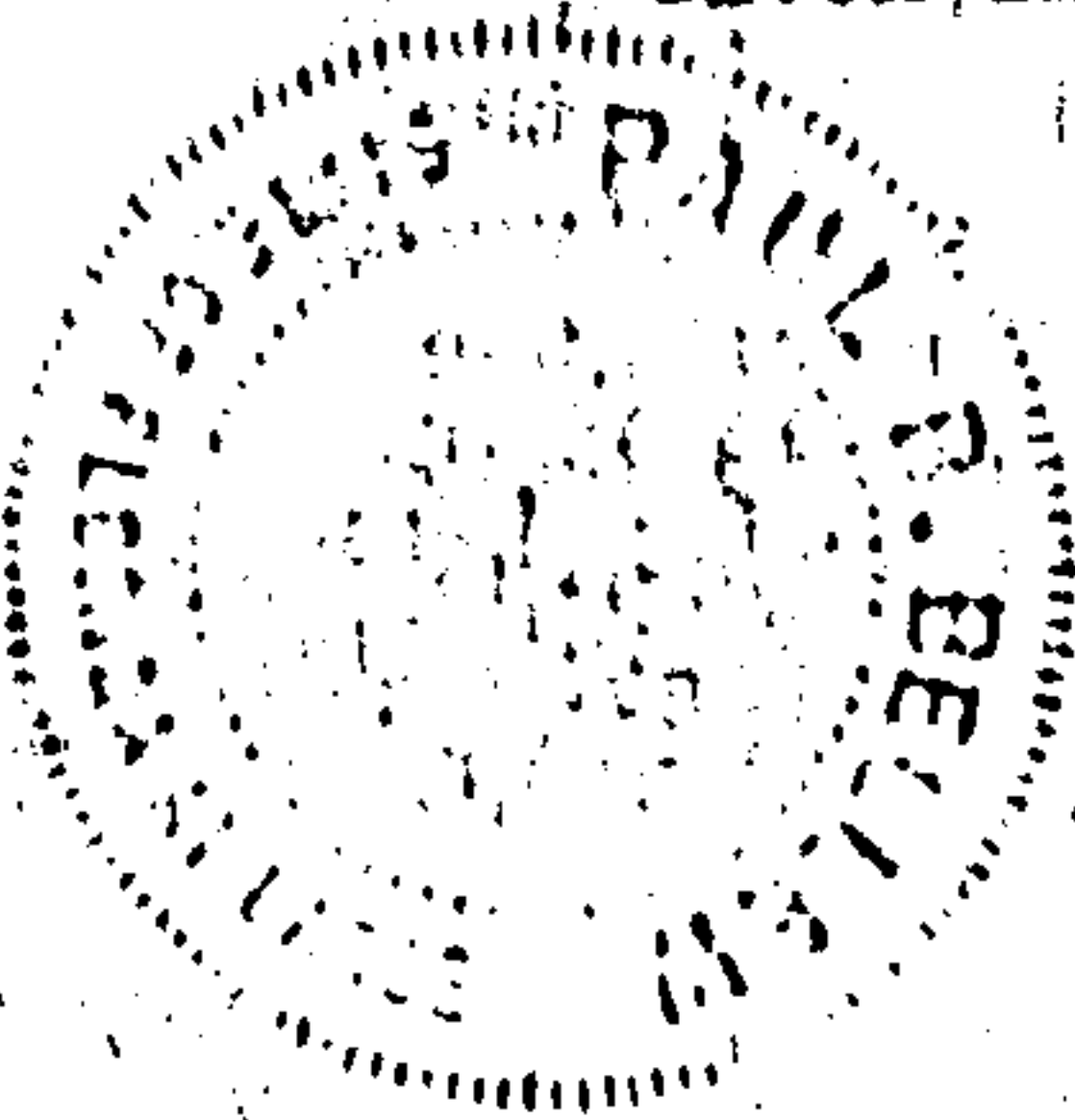
BOOK 257 PAGE 518

STATE OF FLORIDA)

COUNTY OF FOLK)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary M. Sargeant 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of March, 1969.



Notary Public

Notary Public, State of Florida at Large
My Commission Expires Mar. 25, 1971

REC. EX. 111
UCC FEE
Dead Tax 3.00

RETURN TO

TO

C. A. Sargeant
P.O. Box 1
Doakville, Ala

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

3.00
1.45
4.45

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

519
257
5008