

This instrument was prepared by

(Name) WALLACE & ELLIS, ATTORNEYS

2464

(Address) COLUMBIANA, ALABAMA

Form 115 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 thousand one hundred and no/100 DOLLARS

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

L. N. Wyatt, Sr. and wife, Kathleen E. Wyatt.

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

Henry R. Caton and wife, Mildred Caton

therein 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 southwest corner of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 3 $\frac{1}{2}$ , Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed East along the south boundary of said  $\frac{1}{4}$  section for a distance of 1540.7 feet to a point that is 30 feet at right angles from the center of the Chancellor's Ferry Road; thence turn an angle of 121 deg. 33 min. to the left and proceed North 32 deg. 27 min. West along the Westerly boundary of said road for a distance of 883.43 feet; thence turn an angle of 99 deg. 20 min. to the left and proceed South 48 deg. 13 min. West for a distance of 152 feet to the point of beginning. From this beginning point continue South 48 deg. 13 min. West for a distance of 150 feet; thence turn an angle of 97 deg. 47 min. to the right and proceed North 34 deg. 00 min. West for a distance of 261.2 feet; thence turn an angle of 69 deg. 44 min. to the right and proceed North 35 deg. 44 min. East for a distance of 150 feet; thence turn an angle of 96 deg. 20 min. to the right and proceed South 47 deg. 56 min. East for a distance of 113.12 feet; thence turn an angle of 19 deg. 53 min. to the right and proceed South 28 deg. 03 min. East for a distance of 184.76 feet to the point of beginning. The above described land is located in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 3 $\frac{1}{2}$ , Township 19 South, Range 2 East, Shelby County, Alabama, and contains 1.04 acres.

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 3 day of May, 1969.

WITNESS

(Seal)

(Seal)

(Seal)

L. N. Wyatt Sr.

(Seal)

Kathleen E. Wyatt

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that L. N. Wyatt, Sr. and wife, Kathleen E. Wyatt, 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 3 day of May, A. D., 1969.

Notary Public.