

State of Alabama

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of Ten dollars and other considerations

DOLLARS

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

acknowledged we, Nash Hardy and wife Annie Mae Hardy

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

Frank Posey and wife Pauline Posey

(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:

A parcel of land containing one acre, more or less, located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of section 1, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows:

Commence at an iron pin, 1092 feet South, and 329 feet East of the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run North 210 feet; thence East 210 feet; thence South 210 feet; thence west 210 feet to the point of beginning.

For the mutual benefit of the grantors and grantees named in this instrument, a roadway 30 feet in width running in a southeasterly direction from the south boundary of the property herein described to the existing county road is also conveyed.

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:

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 and seal on this the 26th day of April, 1969.

WITNESS:

Nash Hardy

Annie Mae Hardy

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

TO

200
27
256

RETURN TO:
JIM WALTER CORP
P. O. BOX 9128
TAMPA, FLA. 33604

State of Alabama

Shelby COUNTY

General Acknowledgment

I, Roy H. Moore, a Notary Public in and for said County, in said State, hereby certify that Nash Hardy and wife Annie Mae Hardy 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 26th day of April

Roy H. Moore
Notary Public.

my commission expires Oct. 30, 1971

State of

COUNTY

General Acknowledgment

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

Given under my hand and official seal this _____ day of _____ A. D., 19 _____

Notary Public.

State of

COUNTY

General Acknowledgment

_____, a Notary Public in and for said County, in said State,

hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19 _____

Notary Public.

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