

Lawyers Title Insurance Corporation

BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR THOUSAND, FIVE HUNDRED AND NO/100 (\$4,500.00) DOLLARS

to the undersigned grantor, SHELBY SHORES, INC.,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

James E. Posey and wife, Florence C. 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:

Commence at a point where the West boundary of Section 17, Township 22 South, Range 2 East, intersects the North boundary of Coosa River and run thence Northerly along the West boundary of said Section 17, a distance of 419 feet to a point; thence run Southeasterly to the NW corner of Lot No. 23 according to map of Shelby Shores as recorded in the Probate Office of Shelby County, Alabama in Map Book 4, page 75; thence Southeasterly along the Southwest boundary of said Lot 23 to its intersection with the Northwest boundary of the Coosa River; thence Southwesterly along the meanderings of said river to the point of beginning.

SUBJECT TO rights acquired by Alabama Power Company by deed dated April 25, 1968 recorded in Probate Office of Shelby County, Alabama in Deed Book 253, page 116.

SUBJECT TO Restrictions as shown of record in the Probate Office of Shelby County, Alabama in Deed Book 223, page 9, which said restrictions shall attach to and run with the land.

SUBJECT TO transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in said Probate Office in Deed Book 225, page 453.

The property being described and sold herein has not been platted as a lot and shall not be treated so, and may be subdivided, provided, however, each parcel of land in such subdivision must have a minimum of 20,000 square feet in the same.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, George Horn who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14 day of May 19 69.

ATTEST:

Walter C. Wadsworth Jr.
Secretary

SHELBY SHORES, INC.,

By *George Horn*

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned

State, hereby certify that George Horn
whose name as Vice President of Shelby Shores, Inc.

a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day of May 1969, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 14 day of May 19 69.

19 69.

Lance Brasher
Notary Public

