

3881
This instrument was prepared by

(Name).....

(Address).....

Form 1-1-5 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 Fifteen Hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ernest C. Merrell, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

David H. Hancock and Vera L. Hancock
(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 part of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and a part of the W $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3 Township 24 North Range 13 East, described as follows: Commencing at the NE corner of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 3 and run South 83 deg. 20 min. West a distance of 176.70 feet; thence run South 27 deg. 10 min. East 998 feet to point of beginning; thence run South 64 deg. 40 min. West a distance of 210 feet; thence North 27 deg. 10 min. West a distance of 420 feet; thence North 64 deg. 40 min. East 210 ft.; thence South 27 deg. 10 min. East 420 feet to point of beginning, EXCEPT that portion conveyed to W. M. Farris as described in Deed Book 165 on page 459 in Probate Office and more particularly described as follows: commencing at the Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 24, North, Range 13 East, which said corner is marked by an angle iron driven in the ground, and run thence South 88 deg. 09 min. West along Freeman's Base Line, a distance of 176.70 feet to an iron pin driven in the ground on Freeman's Base Line for a point of beginning of the tract of land herein described as conveyed; Run thence south 25 deg. and 20 min. East, a distance of 1006.64 feet to an iron pipe driven in the ground; run thence North 68 deg. and 20 min. East, a distance of 16.5 feet to a point; run thence North 25 deg. and 20 min. West, a distance of 1006.64 feet, more or less, to a point on Freeman's Base Line; run thence South 88 deg. 09 min. West along Freeman's Base Line a distance of 16.70 feet to point of beginning of said exception.

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, I have hereunto set my hand(s) and seal(s), this 29th day of August, 1969.

WITNESS:
_____(Seal) Ernest C. Merrell _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Ernest C. Merrell, 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 29th day of August, A. D., 1969.
Martha B. Joiner
Notary Public.

STATE OF ALA. SHERIFF'S CO.
I CERTIFY THAT THIS INSTRUMENT WAS FILED
Deed 14x 1550
1969 SEP -4 PM 4:45
REC. EX. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER
JUDGE OF PROBATE

BOOK 259 PAGE 301