

This instrument was prepared by

Wallace & Ellis

507

(Name).....Columbiana, Alabama

Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY

That in consideration of Twelve Thousand, Seven Hundred & No/100 (\$12,700.00) DOLLARS

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

G. C. Hardison, Sr. and wife, Elsie Hardison

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

Fred Dennis, Jr. and wife, Frances C. Dennis

(herein referred to as GRANTEEES) 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 NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, more particularly described as follows: Beginning at the point where the West line of Thompson Street intersects the North line of Carter's Lane and run thence in a Northerly direction along West line of Thompson Street a distance of 200 feet, more or less, to Northeast corner of B. Z. Cooper lot for a point of beginning; from said point of beginning continue in a Northerly direction along West side of Thompson Street a distance of 104 feet to the South line of R. F. Ray lot; thence in a Westerly direction along the South line of R. F. Ray lot a distance of 355 feet; thence in a Southerly direction a distance of 104 feet to North line of lot formerly belonging to W. W. Carter; (Now Trustees of Columbiana Methodist Church); thence in an Easterly direction along North line of Church lot and B. Z. Cooper lot a distance of 355 feet, more or less, to point of beginning.

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
102264 1/3-00
163 NOV 11 AK 8:
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conveyance
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 10 day of November, 1969.

WITNESS:

(Seal)

(Seal)

(Seal)

G. C. Hardison, Sr. (Seal)
(G. C. Hardison, Sr.)

Elsie Hardison (Seal)
(Elsie Hardison)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

the undersigned

I, G. C. Hardison, Sr. and wife, Elsie Hardison, a Notary Public in and for said County, in said State, hereby certify that G. C. Hardison, Sr. and wife, Elsie Hardison, whose name is 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 10 day of November, 1969.

A. D., 1969.

Notary Public.