

This instrument was prepared by

BHAM

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REVISED

(Name) Huddie Dansby, (Notary Public State at Large)

(Address) 118 Blocton Avenue, Bessemer, Alabama, 35020

Form 1-1-5 Rev. 1-68

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 Dollar and other Valuables 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 Minnie 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 lot or parcel of land

situated in the N.E. $\frac{1}{4}$ - N.W. $\frac{1}{4}$, and in the N.W. $\frac{1}{4}$ - N.E. $\frac{1}{4}$, Section 1, Township - 19 - South, Range - 2 - East, more particularly described as follows:

Commence at the center of the north boundary of said Section 1 and run S 16°30' W a distance of 63.37' feet to a point on the easterly R.O.W. of a County Gravel Road, thence run S 29°43' W along said R.O.W. a distance of 210.0' feet to the point of beginning. Thence run S 37°26' W along said road a distance of 105.0' feet, thence run S 68°45' E a distance of 110.0' feet, thence run N 48°00' E a distance of 225.5' feet, thence run S 84°31' W a distance of 210.0' feet to the point of beginning.

STATE OF ALABAMA, SHELBY CO.
RECORDS & CLERK
REC. BY & PAID AS SHOWN ABOVE
DEC 13 1969
JUDGE OF PROBATE

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 27 th day of November, 1969.

WITNESS:

Huddie Dansby (Seal)

(Seal)

(Seal)

Nash Hardy (Seal)

Annie Mae Hardy (Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Huddie Dansby, 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 27 th day of November, A. D., 1969.

Huddie Dansby
Notary Public.

MY COMMISSION EXPIRES MAY 12, 1973

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