

This instrument was prepared by

964

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

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 } KNOW ALL MEN BY THESE PRESENTS.  
Shelby COUNTY }

That in consideration of One and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Eugene Shaw and wife, Minnie Shaw

(herein referred to as grantors) do grant, bargain, sell and convey unto Joann S. Holcombe and Dan Holcombe

(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:

Starting at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 1, Township 19, Range 1 West, running West 337 feet to right of way of Highway 43; thence in an Easterly direction along highway right of way 300 feet; thence 37 deg. south of East 161 feet to quarter line; thence South 115 feet to quarter corner to point of beginning. Containing 1 acre, more or less. Situated in Shelby County.

Starting at the SW corner of the SE 1/4 of the SW 1/4 of Section 1, Township 19, Range 1 West, running East 122 feet; thence West 37 deg. of north 182 feet to quarter line; thence south 115 feet to point of beginning, containing one-half acre, more or less. Situated in Shelby County.

The above described land is the homeplace of the grantors herein and they reserve the right to live in said home and use the same for their benefit during their life time.

Also, NE 1/4 of NW 1/4 of Section 12, Township 19, Range 1 West.

The grantors herein reserve the timber rights on the above described land during their natural life with right to go upon said land and sell any portion of the timber which they desire and authorize any purchaser of the timber to enter upon the said land for the purpose of cutting and removing the timber therefrom.

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 15th day of December, 1969.

REC. BK. & PAGE AS NOTED BY REC'D 1970 JAN 5 10 56 STATE OF ALABAMA INSTRUMENTS

WITNESS:

..... (Seal)

..... (Seal)

..... (Seal)

Eugene Shaw (Seal)  
Eugene Shaw

Minnie Shaw (Seal)  
Minnie Shaw

..... (Seal)

General Acknowledgment

STATE OF ALABAMA }  
Shelby COUNTY }

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Eugene Shaw and wife, Minnie Shaw whose name 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 16th day of December, A. D., 1969.

Martha B. Joiner  
Notary Public.

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