

State of Alabama 1128

SHELBY COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Dollar (\$1.00) and other valuable consideration DOLLARS

to the undersigned grantors, JAMES A. DENTY and wife, MAGGIE DENTY,

in hand paid by MARY LEE SMITH and BARBARA SHELLA ROUNDS

the receipt whereof is acknowledged we the said James A. Denty and wife, Maggle Denty,

do grant, bargain, sell and convey unto the said Mary Lee Smith and Barbara Shella Rounds,

subject to the life estate in Grantors hereinafter reserved,

the following described real estate, situated in Shelby County, Alabama,

to-wit:

One lot starting at the southwest corner of J. F. McGraw's lot, formerly owned by T. W. Morefield and now owned by J. C. Gates, and running South 35 yards; thence East 140 yards; thence North 35 yards to the southeast corner of J. F. McGraw's lot; thence West along the line of J. F. McGraw's lot 140 yards to starting point, the above described land being and lying in Section 14, Township 19, Range 2 East, in Shelby County and State of Alabama, in the Town of Vincent, and being about equally divided, one-half in Northeast Quarter of Northwest Quarter (NE $\frac{1}{4}$ of NW $\frac{1}{4}$) and one-half in Northwest Quarter of Northwest Quarter (NW $\frac{1}{4}$ of NW $\frac{1}{4}$), together with all improvements situated thereon.

Also, one acre of land 35 yards wide by 140 yards long, being bounded on the North by F. A. Gorman lot; bounded on the West by J. C. Gates lot; bounded on the South and East by land of Henry Florey, said parcel of real estate being situated in the Northwest Quarter, Section 14, Township 19, Range 2 East, in the Town of Vincent, Alabama.

Grantors reserve unto themselves a life estate, jointly and severally, in and to said property, with the rents, income and profits from said property as long as either may live, the fee simple title to vest at the surviving grantor's death in Grantees, their heirs and assigns.

TO HAVE AND TO HOLD, To the said Mary Lee Smith and Barbara Shella Rounds, their

heirs and assigns forever, subject to the life estate in Grantors hereinabove reserved.

And we do, for ourselves and for our heirs, executors and administrators, covenant

with the said Mary Lee Smith and Barbara Shella Rounds, their

heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all

encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs,

executors and administrators shall warrant and defend the same to the said Mary Lee Smith and Barbara Shella Rounds, their

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals

this 10th day of December, 1969.

WITNESSES:

James A. Denty (Seal.)
Maggie Denty (Seal.)
(Seal.)
(Seal.)

BOOK 260 PAGE 900

RETURN TO: James A. Denty
Vineyard Alabama

TO

James A. Denty
Box 95
Vineyard, Ala

WARRANTY DEED

STATE OF ALABAMA,

County.

1.95
00.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

State of ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James A. Denty and wife, Maggie Denty, whose name s 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 10th day of December A. D., 1969.

W. L. Cornwell
Notary Public.

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
NOTARIAL SEAL
1970 JAN 14 11:11:12
U.C.C. FILE NUMBER ON
REC. BK. & PAGE AS SHOWN ABOVE
Cordell H. Cornwell
JUDGE OF PROBATE