

This instrument was prepared by

1208

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(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

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three Thousand and No/100 (\$3,000.00)-----DOLLARS

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

Charles E. McCombs and wife, Patricia D. McCombs

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

J. A. Coleman and wife, Ruth L. Coleman

(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 NE¼ of NE¼ of Section 12, Township 22, Range 2 West, described as follows: Beginning at a point 436.5 feet South of the NE corner of said Section, said point lying on the East line of said Section; thence run South 67 deg. and 04 min. West 415.6 feet to a point on the Elyton Road; thence with said Elyton Road South 34 deg. and 30 min. East 482.5 feet; thence leaving said road North 31 deg. 16 min. East 247 feet to an iron stake on the East line of said Section; thence with said section line North 3 deg. 02 min. West 348.8 feet to the point of beginning, containing 2.814 acres of land.

Subject to purchase money mortgage in the amount of Two Thousand Seven Hundred and No/100 (\$2,700.00) Dollars.

STATE OF ALA. SHELBY CO.
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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 30th day of May, 1969.

WITNESS:

(Seal)

(Seal)

(Seal)

Charles E. McCombs (Seal)

Patricia D. McCombs (Seal)

(Seal)

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STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Mary D. Thompson, a Notary Public in and for said County, in said State, hereby certify that Charles E. McCombs and wife, Patricia D. McCombs 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 30th day of May A. D., 1969

Mary D. Thompson
Notary Public.