

This instrument was prepared by

(Name) Karl G. 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

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

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,

Willie Mae B. Akers and husband Dan Akers

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

Willie Mae B. Akers and Dan Akers

(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:

Commence at the southwest corner of Lot owned by Shelby County, said point being also the northwest corner of a Lot formerly known as the Hicks Lot; run north, 32 deg. west, 80.01 feet to the point of beginning of the lot herein conveyed; thence continue north, 30 degrees and 45 minutes west, 213.3 feet; thence north, 50 deg. and 50 minutes east, 247 feet; thence south, 43 deg. east, 176.5 feet to the northerly line of said Shelby County Lot; thence along the northerly line of same south, 44 deg. west, 294 feet to the point of beginning, containing 1.18 acres and being situated in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 25, Township 21, Range 1 West, Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
TO CERTIFY THIS
INSTRUMENT WAS FILED
Dec 24 1970
1970 JUN 24 PM 10:33
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carol Harrison
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 January day of January, 19 70.

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

Willie B. Akers (Seal)

Willie Mae B. Akers

Dan Akers (Seal)

Dan Akers

.....(Seal)

35 STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

Karl G. Harrison, a Notary Public in and for said County; in said State, hereby certify that Willie Mae B. Akers and husband, Dan Akers 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 24th day of January, A. D., 19 70.

Karl G. Harrison

Notary Public.

State of Alabama