

This instrument was prepared by

(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  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100 ----- DOLLARS and the assumption by the grantees of that certain mortgage to I. C. Whittle and Gladys L. Whittle dated July 11, 1969, and recorded in Mtg. Book 312 page 23 in the Probate Office of Shelby County, Ala to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thomas A. Walton and wife, Ira Sue Walton

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

Gerald Edwin Peebles and Judy B. Peebles

(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:

Located in the City of Columbiana, Shelby County, Alabama, a lot 100 feet by 200 feet in Section 26, Township 21 South, Range 1 West described as follows: Commence at the North-west corner of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 26, Township 21 South, Range 1 West and run South 39 deg. 01 min. east a distance of 1067.56 feet; thence run south 14 deg. 59 min. east a distance of 210.0 feet to a point on the north right of way line of Alabama Highway No. 70; thence turn an angle of 89 deg. 45 min. to the right and run south 74 deg. 46 min. west a distance of 1764.0 feet to the point of beginning of the lot herein described; thence turn an angle of 77 deg. 45 min. to the left and run south 2 deg. 49 min. east a distance of 200.0 feet; thence run north 74 deg. 46 min. east and parallel with the south line of said Highway No. 70 a distance of 100.0 feet; thence north 2 deg. 49 min. west a distance of 200.0 feet to the south right of way line of Alabama Highway No. 70; thence run south 74 deg. 46 min. west and along the south line of said right of way 100.0 feet to the point of beginning.

STAFF OF ALA. SHELBY CO.  
RECORDING THIS INSTRUMENT WAS FILED  
RECORDED - 5 PM 11:08  
REC. BK. & PAGE AS SHOWN ABOVE  
JAN 2 1970

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 7<sup>th</sup> day of February, 1970.

WITNESS:

(Seal)

Thomas A. Walton (Seal)

(Seal)

Ira Sue Walton (Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Thomas A. Walton and wife, Ira Sue Walton 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 7<sup>th</sup> day of February, A. D., 1970.

Martha B. Joiner  
Notary Public.

162

BOOK 201 PAGE 162