

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama

Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

1613
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand, Two Hundred and 00/100 DOLLARS

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

Billy E. Farmer and wife, Mary F. Farmer

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

Earl Morris and wife, Mary R. Morris

(herein referred to as GRANTEEES) 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:

PARCEL I: Beginning at the NE corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 21, Township 20 South, Range 1 East; thence run South along an old established fence line marking the East boundary of said $\frac{1}{4}$ Section a distance of 783.7 feet to a point; thence turn an angle of 89 deg. 01' to the right and run westerly a distance of 250.0 feet to a point; thence turn an angle of 90 deg. 59' to the right and run in a northerly direction a distance of 783.7 feet to a point on the North boundary line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence turn an angle of 89 deg. 01' to the right and run Easterly along said $\frac{1}{4}$ Section line a distance of 250.0 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 21, Township 20 South, Range 1 East and contains 4.50 acres, more or less.

PARCEL II: Commence at the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 21, Township 20 South, Range 1 East and run south along an old established fence line marking the East boundary of said $\frac{1}{4}$ Section a distance of 783.7 feet to a point; thence turn an angle of 89 deg. 01' to the right and run westerly a distance of 250.0 feet to the point of beginning; thence turn an angle of 89 deg. 01' to the left and run southerly a distance of 512.6 feet to a point on the North R.O.W. line of County Highway #40; thence turn an angle of 89 deg. 44' to the right and run Westerly along said R.O.W. line a distance of 10.0 feet to a point; thence turn an angle of 90 deg. 16' to the right and run Northerly a distance of 512.6 feet to a point; thence turn an angle of 89 deg. 01' to the right and run Easterly a distance of 10.0 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 21, Township 20 South, Range 1 East, and contains 0.06 acres, more or less.

As a part of the consideration for this deed the grantees herein assume and agree to pay as the same becomes due that certain mortgage, in its entirety, executed by grantors herein in favor of First Federal Savings and Loan Association of Sylacauga, Alabama.

(SEE REVERSE SIDE HEREOF)

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 13th day of June, 1969.

WITNESS:

(Seal)

Billy E. Farmer

(Seal)

(Seal)

Mary F. Farmer

(Seal)

(Seal)

(Seal)

472

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy E. Farmer and wife, Mary F. Farmer, 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 13th day of June, A. D. 1969.

Jay Denton Parks
Notary Public

Grantors herein retain a vendors lien against the property above described which shall remain in full force and affect against the above described property until said mortgage to First Federal Savings and Loan Association of Sylacauga, Alabama, is paid in full by the said grantees herein, all according to the terms of said mortgage, being Loan # 9907.

RETURN TO

STATE OF ALA. SIGNED BY

RENTIFY THIS

INSTRUMENT WAS FILED

1.50

RECEIVED -6 PM 1:17

U.C.C. FILE NUMBER OR

REC. BKR. & PAGE AS SHOWN ABOVE

Conveyance

DATE OF PAYMENT

TO

Casey Morris

P.O. #82

Clanton, Alabama

W A R R A N T Y D E E D

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

1.50
1.45
2.95

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

ELA 4782