

This instrument was prepared by

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(Name) WALLACE & ELLIS, Attorneys

(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 FIVE HUNDRED DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles C. Nelson, Jr. and wife, Nellie J. Nelson

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

Jack R. Williams and wife, Rosella M. Williams

(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 NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 1, Township 20 South, Range 3 West, more particularly described as follows: Commencing at the NW corner of said 40 acre tract and run South along West line of said 40 acres a distance of 504.5 feet to the SE right of way line of the Helena-Acton paved Highway for point of beginning; thence turn an angle to left of 153 deg. and run along SE line of said Highway a distance of 150 feet; thence turn an angle to right of 101 deg. 30' and run SE direction 400 feet to a point; thence turn an angle to right of 113 deg. and run SW direction 427 feet to West line of said forty; thence turn an angle to right of 118 deg. and run North along West line of said 40 acres a distance of 325.3 feet to point of beginning. Containing 2 acres more or less.

Subject to 100 feet right of way easement to Alabama Power Company dated November 6, 1969, and recorded in Deed Book 260, page 454, in the Probate Records of Shelby County, Alabama.

Also subject to transmission line permits to Alabama Power Company recorded in Deed Book 179, page 365, in said Probate Records.

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED IN
MAR-9 1970 11:30 AM
U.C.C. FILE NUMBER 03
RE BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
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 9 day of March, 1970.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles C. Nelson, Jr. and wife, Nellie J. Nelson whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 9 day of March, D., 1970.

Notary Public.

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