

This instrument was prepared by

3511

(Name) KARL C. HARRISON

(Address) COLUMBIANA, ALABAMA

Form 1-13 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 Hundred and no/100 ----- 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,

Delilah Miller, a widow

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

David L. Seales and Lola M. Seales

(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 SW corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 17, Township 21 South, Range 2 West and run north along the west boundary line of said quarter quarter section a distance of 707.10 feet to a point on the SW 40 ft. right of way line of Shelby County Highway 26; thence run South 81 deg. 00 min. East a distance of 676.9 feet to the point of beginning on the NE 40 ft. right-of-way line of said highway; thence turn an angle of 103 deg. 56 min. to the left and run a distance of 190.0 feet to a point; thence turn an angel of 90 deg. to the right and run a distance of 210.0 feet to a point; thence turn an angle of 90 deg. to the right and run a distance of 192.85 feet to a point on the said NE 40 ft. right-of-way line of said highway; thence run in a northwesterly direction along a curve to the right (concave northerly) and having a radius of 1392.69 feet a distance of 210.24 feet to the point of beginning.

Said parcel of land is lying in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 17, Township 21 South, Range 2 West and contains 0.93 acres, more or less.

UCC FILE NO. 88-17
REF. BK. & PAGE AS SHOWN ABOVE
CONF. M. J. JAMES
JUN 16 1970 4:13
STATE OF ALABAMA
NOTARY PUBLIC
M. J. JAMES

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, I have hereunto set my hand(s) and seal(s), this 16th day of June, 1970.

WITNESS:

(Seal)

Delilah Miller
Delilah Miller

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

702

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

by certify that Delilah Miller, a widow
is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, this being informed of the contents of the conveyance she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal this 16th day of June, A. D. 1970
M. J. JAMES
Notary Public.