

3652

(Address).....COLUMBIANA, ALABAMA

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

SHELBY

.COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six hundred seventy-five and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ¹xx.

Bernice Valentine, a widow

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

Willie F. Bates, and wife, June Bates

(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:

All that part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 21, Range 2 East of the Huntsville Meridian, Shelby County, Alabama, more particularly described as follows: Beginning at a point which is north 88 deg. 45 min. east 28.96 feet; and south 11 deg. 15 min. east 150.00 feet from the northwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7; thence from the true point of beginning, south 11 deg. 15 min. east 120.00 feet; thence south 79 deg. 15 min. east 171.21 feet; thence north 11 deg. 15 min. west 70.00 feet; thence north 05 deg. 09 min. west 87.10 feet; thence south 88 deg. 45 min. west 170.00 feet to the point of beginning. Said property contains .44 acres, more or less.

There is also conveyed to grantee, his heirs, successors, and assigns, the right to use the present boat launching site of grantor on Lay Lake for the purpose of launching boats for their private use, together with the right to fish from the bank of Lay Lake on property now owned by grantor.

STATE OF ALA. SHERIFF CO.
IDENTITY THUS
RESTAURANT WAS FILE
1970 JUN 30 1111:07
JUNE 24 1:00
REC. BK. & PAGE AS SHOWN ABOVE
UCC FILE 94-240-92
JUDGE OF PROBATE
George H. Johnston

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.....20th
day of.....March....., 1970.....

WITNESS:

..... (Seal)

..... (Sent)

.....(Sent)

STATE OF ALABAMA

SHELBY

COUNTY _____

General Acknowledgment

I, the undersigned, Bernice Valentine, a widow, a Notary Public in and for said County, in said State,
do hereby certify that

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of March 1970

March 1970
A. D. 1970
Cherry (P. 2200)
N. C. 1970