

3711

This instrument was prepared by
HEAD AND HEAD
(Name) ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-16 Rev. 1-44
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 dollar and other consideration (\$1.00) DOLLARS

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

Charlie E. Nelms joined by his wife, Louise Nelms
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charlie E. Nelms and his wife, Louise Nelms

(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:

The West half of the following tract of land, namely:
Beginning at the Northeast corner of NE 1/4 of SW 1/4
of Section 1, Township 21, Range 3 West, running South
on said section line 630 feet; thence West parallel with
the North forty line 420 feet to point of beginning;
thence North 210 feet, parallel with East forty line;
thence West 914 feet, more or less, parallel with North
forty line to the West line of said forty; thence South
on said forty line 210 feet; thence East 914 feet
or less, to point of beginning. Containing 2 acres,
more or less.

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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 6th day of July, 1970

WITNESS:

Frank Head (Seal)

Ann W. Hinds (Seal)

(Seal)

Charlie E. Nelms (Seal)

Louise Nelms (Seal)

(Seal)

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STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Charlie E. Nelms and his wife, Louise Nelms 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 6th day of July, A. D., 1970

Frank Head
Notary Public.