

This instrument was prepared by

(Name) **WALLACE & ELLIS, Attorneys**

(Address) **Columbiana, Alabama**

Form 1-15 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 **TEN AND NO/100**

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. H. Jones and wife, Grace Jones

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

Charles Jones and wife, Mildred Jones

(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 SW¹/₄ of the SW¹/₄ of Section 14, Township 24, Range 15 East, more particularly described as follows: Commence at a railroad iron marking the SE corner of the SW¹/₄ of SW¹/₄ of said Section and run thence South 87 deg. 30' West along the Southern boundary thereof a distance of 363 feet to a point; thence run North 3 deg. West to a point on the Northern right of way line of paved county highway; thence continue in the same direction a distance of 250 feet to the point of beginning; thence continue in the same direction to a point on the Norther boundary of said SW¹/₄ of SW¹/₄ of said Section; thence turn to the right and run Easterly along the Norther boundary of said ¹/₄ ¹/₄ Section a distance of 300 feet more or less to a point, which point is the NW corner of J. V. Jones and Elsie Jones lot; thence turn to the right and run Southerly parallel with the Eastern boundary of said ¹/₄ ¹/₄ Section and along the J. V. Jones and Elsie Jones lot to a point due East of the point of beginning and which said point is the Northeastern corner of lot being deeded this date to Billy Pearson and wife, Peggy Joyce Pearson; thence turn to the right and run West along the Northern boundary of Pearson lot to point of beginning.

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1970 JUL - 9 AM 9:57
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clarence Robinson
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 **7th** day of **July**, 19**70**

WITNESS:

(Seal)

(Seal)

(Seal)

J H Jones

(Seal)

Grace Jones

(Seal)

(Seal)

14 STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, **the undersigned**, a Notary Public in and for said County, in said State, hereby certify that **J. H. Jones and wife, Grace Jones** 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 the day the same bears date.

Given under my hand and official seal this **7th** day of **July**, A. D., 19**70**

Nancy K. Brasher

Notary Public.

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