

3782

(Name) L. EUGENE SCHMITT  
ATTORNEY AT LAW  
(Address) LEEDS, ALABAMA

Jefferson Land Title Service Co., Inc.  
AGENTS FOR  
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Thousand DOLLARS  
LEEDS, ALABAMA

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
**Claude T. Lowery and wife, Louise Lowery**  
(herein referred to as grantors) do grant, bargain, sell and convey unto

**Carl F. Blankenship and wife Peggy R. Blankenship**  
(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:

This parcel of property described as follows: Beginning at the Southeast corner of Section 4, Township 18 South, Range 1 East; then run north along the east line of said section for a distance of 266.60' to the south R.O.W. of the Leeds, Vandiver Highway, then turn an angle to the left of 48 Deg., 28' running northwest down south R.O.W. of said Highway for a distance of 94.5', then run an angle to the left of 3 deg., 23' for a distance of 69.1', then turn an angle to the left of 15 deg., 12', for a distance of 134.6', then turn an angle to the left of 25 deg., 03', for a distance of 297.3', then turn an angle to the right of 5 deg., 46' for a distance of 21.6', then turn an angle to the left of 94 deg., 21' leaving the South R.O.W. of said Highway for a distance of 400.2' to a point on the South line of said section, then turn an angle to the left of 87 deg., 51' running east along south line of said section for a distance of 565.0' to point of beginning, being the S.E. corner of Section 4, Township 18 South, Range 1 East. This parcel of property located in the S.E.  $\frac{1}{4}$  of the S. E.  $\frac{1}{4}$  of Sec. 4, Tp. 18S, R1E, Shelby County, Alabama, containing 5 acres more or less.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1970 JUL 14 AM 10:48  
U.C.C. FILE NUMBER 15-15  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE  
C. J. J. J.

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<sup>th</sup> day of July, 1970.

WITNESS:

(Seal) Claude T. Lowery (Seal)  
(Seal) Louise Lowery (Seal)  
(Seal) (Seal)

STATE OF ALABAMA Shelby COUNTY }  
General Acknowledgment

I, L. Eugene Schmitt, a Notary Public in and for said County, in said State, hereby certify that Claude T. Lowery and wife Louise Lowery whose name S. 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 9<sup>th</sup> day of July, A. D., 1970.  
L. Eugene Schmitt Notary Public.