

3411A

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-16 Rev. 1-68

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 love and affection and One - - \$ - - - - - DOLLAR\$

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. D. Fleming and wife, Pauline Fleming
(herein referred to as grantors) do grant, bargain, sell and convey unto
J. D. Fleming and wife, Pauline Fleming
(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 a point on the West line of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 24, Township 19 South, Range 2 East, which is 66 feet North of the SW corner of the North Half of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ and run thence South, along the West line of said quarter-quarter section, and along the West line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 24, a distance of 948 feet to the point of beginning; thence run East, parallel with the North line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 420 feet; thence run North, parallel with the West line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ and with the West line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 420 feet; thence run East, parallel with the South line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 900 feet, more or less, to a point on the East line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$; thence run South, along the East line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$, and along the East line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 726 feet to a point; thence run West, parallel with the North line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 1320 feet, more or less, to a point on the West line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence run North, along the West line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 306 feet to the point of beginning.

Subject to easements and rights of way of record.

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 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 15th day of June, 1970

WITNESS:

(Seal) X J. D. Fleming (Seal)
(Seal) X Pauline Fleming (Seal)
(Seal) (Seal)

STATE OF ALABAMA
TALLADEGA COUNTY

General Acknowledgment

the undersigned J. D. Fleming and wife, Pauline Fleming, a Notary Public in and for said County, in said State, hereby certify that they 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 15th day of June, A. D., 1970
X Robert Cook Notary Public

STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT NO. 1574
1970 JUNE 15 PM 12:00
U.C.C. FILED
REC. EX. & F.A.D.
Clerk of Court

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