

This instrument was prepared by

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

(Address) **Columbiana, Alabama**

Form 1-1-5 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 **ONE HUNDRED DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** **XXDDDDAKSX**

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

E. B. Hughes and wife, Geneva Hughes

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

Ralph O. Hughes and wife, Della Hughes

(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 **SE¹/₄** of **NE¹/₄** of Section 7, Township 21 South, Range 1 East, EXCEPT that part sold to G. E. Smith as shown by deed recorded in Deed Book 137, page 131.

Also all that part of the **SW¹/₄** of **NE¹/₄** of Section 7, Township 21 South, Range 1 East, which lies East of the Columbiana-Wilsonville Highway and North of a branch running Southeasterly across said forty and crossing the South line thereof near the SE corner, known as the Dollar Branch.

STATE OF ALABAMA
CERTIFY THIS
INSTRUMENT WAS FILED
ACCT. DAY 17 SEP 1970
1970 SEP 17 PM 1:35
U.C.C. FILE IN MANNER ABOVE
REC. BK. & PAGE AS SHOWN ABOVE
Conveyance
JUDGE OF COURT

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 17th day of September, 1970.

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

E B Hughes(Seal)

Geneva Hughes(Seal)

.....(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, **E. B. Hughes and wife, Geneva Hughes**, a Notary Public in and for said County, in said State, hereby certify that the undersigned whose name is are signed to the foregoing conveyance, and who are known to me, acknowledged on this day, that, being informed of the contents of the conveyance, they executed the same on the day the same bears date.

Given under my hand and official seal this 17th day of September, 1970.

A. D. 1970

Nancy K. Brasheer

Notary Public

BOOK 892 PAGE 1008