

This instrument was prepared by

102

(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 Nine Hundred and No/100 (\$900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
S. C. Reach, a widower

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

Marvin Neal Bailey and wife, Shirley Ann Lawley Bailey

(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 the SE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 36, T-20-S, R-3-W, thence run North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Sec., a distance of 661.70 ft., thence turn an angle of 85 deg. 02 min. to the left and run a distance of 100.27 ft., to the West R.O.W. line of a County Hwy., and the point of beginning, thence continue in the same direction, a distance of 196.00 ft., thence turn an angle of 89 deg. 02 min. to the left and run a distance of 271.93 ft., thence turn an angle of 90 deg. 58 min. to the left and run a distance of 123.00 ft., to the West R.O.W. line of said Hwy., thence turn an angle of 74 deg. 04 min. to the left and run along said R.O.W., a distance of 282.75 ft., to the point of beginning. Situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 36, T-20-S, R-3-W, Shelby County, Alabama, and containing one acre.

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, I have hereunto set my hand(s) and seal(s), this 13 day of February, 1970

WITNESS:

(Seal)

S. C. ^{his} X Reach (Seal)
mark

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that S. C. Reach, a widower whose name signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of February

A. D. 1970

Nancy K. Brashear
Notary Public

BOOK 264 PAGE 283

