

State of Alabama

SHELBY

COUNTY

} Know All Men By These Presents,

That in consideration of Nine Thousand and no/100 - - - - (\$9,000.00) - - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, R. A. Strickland and wife, Frances Strickland

(herein referred to as grantors) do grant, bargain, sell and convey unto
Harold Fowler and wife, Monica Fowler

(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:

Part of SW 1/4 of SE 1/4 of Section 8, Township 22 South, Range 1 East, described as follows: Commence at the NE corner of said 1/4-1/4 Section and run West along North boundary line a distance of 190.00 feet to point of beginning; thence continue along said line a distance of 140.00 feet; thence turn an angle of 90 deg. 26' to left and run a distance of 268.40 feet to a point on the Northwest 40 foot right of way line of County Highway #42; thence turn an angle of 106 deg. 24' to left and run in an Easterly direction along said right of way line a distance of 158.20 feet; thence turn an angle of 76 deg. 39' to left and run a distance of 223.00 feet to point of beginning. Situated in Shelby County, Alabama

This conveyance is subject to the following:

Taxes for the year 1971

Easement to Ala. Power Co. recorded in Deed Record 139, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama

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:

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 and seal s, this 14th day of October, 19 70 .

WITNESS:

R. A. Strickland
R. A. Strickland
Frances Strickland
Frances Strickland

W. A. JENKINS, JR., Attorney
301 Frank Welton Bldg.
Birmingham, Alabama 35203

R. A. Strickland and
Frances Strickland

TO

Harold Fowler and

Monica Fowler

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

9.00
1.45
10.45

LOUISVILLE TITLE INSURANCE
COMPANY
P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that R. A. Strickland and wife, Frances Strickland, whose names 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 14 day of October A. D., 1970.

Betty J. Calvert
Notary Public
My Commission Expires July 8, 1972

State of }
COUNTY }

General Acknowledgment

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

Given under my hand and official seal this day of A. D., 19

Notary Public

STATE OF ALABAMA
INSTRUMENTS
RECORDED
1970 OCT 16 PM 3:00
REC. DIV. & PAGE 1
U.C.C. FILE
DIRECT: 1700

413
264
1970 OCT 26 PM 4:02

State of }
COUNTY }

Corporation Acknowledgment

I, a Notary Public in and for said County in said State, hereby certify that whose name as of a Corporation, is 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of 19

Notary Public