

This instrument was prepared by

967

(Name) John L. Kidd,
(Address) 2991 Donita Court, Birmingham, Ala., 35243.

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 \$800.00 (Eight Hundred & No/100) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John L. Kidd and wife, Inez R. Kidd

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

Lee O. Miller and wife, Mary M. Miller,

(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 County, Alabama to-wit:

Description of Lot No. 5: Commence at the Northwest corner of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama: Thence proceed East along the North boundary of said Section for a distance of 726.55 feet to a point; thence turn an angle of 89 degrees -55' to the right and proceed South for a distance of 247.85 feet to the point of beginning of the land herein described; thence turn an angle of 54 degrees and 25' to the right and proceed Southwesterly for a distance of 382.7 feet to a point on the Northeasterly side of a street, this point being 30 feet from the center line of said street; thence proceed Northwesterly along the Northeasterly side of said street for a distance of 110 feet to a point; thence turn an angle of 82 degrees and 7' to the right and proceed Northeasterly for a distance of 479.5 feet to the point of beginning.

The above described land is located in the NW 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 2, East, Shelby County, Alabama, and contains 1.25 acres.

This is according to Survey of Ray, Peoples and White, Sylacauga, Ala. on August 8, 1963.

A strip of land 10 Ft. wide and extending the depth of lot is not included in Lot 5 and will be used as a road. The strip is adjacent to Sander's Lot or Lot No. 6 of survey.

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 11th day of December, 1970

STATE OF ALABAMA }
SHELBY COUNTY }
INSTRUMENT NO. 1000
EST. DEC 16 AM 10:07
U.C. FILE NUMBER OF
REC. BK. & PAGE AS SHOWN
JUDGE OF PROBATE
C. J. Miller
(Seal)
(Seal)
(Seal)

Inez R. Kidd (Seal)
John L. Kidd (Seal)
(Seal)

General Acknowledgment

STATE OF ALABAMA }
Jefferson COUNTY }

I, Wanda B. Koontz, a Notary Public in and for said County, in said State, hereby certify that John L. Kidd and wife, Inez R. Kidd 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December, A. D., 1970.

Wanda B. Koontz
Notary Public.
MY COMMISSION EXPIRES JANUARY 30, 1974

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