

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-14 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 Thousand Nine Hundred Six and 80/100 (\$1,906.80)--DOLLARS

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

R. P. Logan and wife, Elba A. Logan

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

Joseph H. McGaughy and wife, Edyth Ann McGaughy

(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:

Begin at the Northwest corner of Fractional Section 12, Township 24 North, Range 12 East and run South along the West boundary line of said Section 12, 495 feet to an iron post; thence turn an angle to the left of 79 deg. and 27 min. and run 503 feet to a point; thence turn an angle to the left of 100 deg. and 33 min. and run 267 feet to a fence; thence run in a Northwesterly direction along the said fence 538 feet to the Northwest corner of said Section 12 and the point of beginning, containing 4.54 acres, more or less, lying in the North half of North Half of Fractional Section 12, Township 24 North, Range 12 East, Shelby County, Alabama, according to survey of Harvey A. Deason, Registered Land Surveyor, dated August 18, 1970, the North line of said property being/fence separating said property from the property of S. G. Maurath.

Subject to transmission line permits to Alabama Power Company and easement to The Water Works Board of the Town of Montevallo for water line.

STATE OF ALABAMA
NOTARY PUBLIC
1970 DEC 16 PM 2:52
UCC FILE NO. 88-1000
FEC. BK. & PAGE AS SHOWN
CONFIRMED

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

14th

of December, 1970

WITNESS:

(Seal)

R. P. Logan

(Seal)

(Seal)

Elba A. Logan

(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 R. P. Logan and wife, Elba A. Logan 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 14th day of December, A. D., 1970

Notary Public

268
293
669