

This instrument was prepared by

1040

(Name).....Karl C. Harrison.....

(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 and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Tim McCoy Cooley and wife, Frances E. Cooley  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
James Calvin Cooley and Lenora Cooley

(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:

One-half interest in and to the following described land:  
Commence at the Northwest corner of Section 25, Township 20, Range 3 West and run North 87 deg. 25 min. East 946 feet to an iron stake on the East side of the right-of-way of U. S. Highway No. 31 before the same was made a 4 lane highway; thence South 18 deg. 30 min. east along said old right-of-way line 909 feet; thence north 89 deg. 50 min. east to the present east right-of-way line of U. S. Highway 31 to the point of beginning of the lot herein conveyed; thence run in a southerly direction along the East right-of-way of the present U. S. Highway 31 at a distance of 64 feet to a point on the North line of a dirt road leading to property of Hershel Carter; thence run in a northeasterly direction along the northerly right-of-way line of said dirt road a distance of 196 feet; thence run in a northerly direction 30 feet to a point 204 feet east of the point of beginning; thence south 89 deg. 50 min. west 204 feet to the point of beginning of the lot herein conveyed.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1970 DEC 21 PM 1:41  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Conf. Notary  
JUDGE OF PROBATE

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 19<sup>th</sup> day of December, 1970.

WITNESS:

.....(Seal)  
.....(Seal)  
.....(Seal)

Tim McCoy Cooley (Seal)  
Frances E. Cooley (Seal)  
.....(Seal)

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STATE OF ALABAMA }  
Shelby.....COUNTY }  
I, Martha B. Jaimes, a Notary Public in and for said County, in said State, hereby certify that Tim McCoy Cooley and wife, Frances E. Cooley 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 19<sup>th</sup> day of December, A. D., 1970.  
Martha B. Jaimes  
Notary Public.

General Acknowledgment