

This instrument was prepared by

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16 Documentary Tax Due

(Name)..... Lewis H. King, Jr.

(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 Two Hundred Fifty and No/100 -----DOLLARS

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

Robert R. and Nellie Jack Hardy

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

Willard Jean and Maudie Faye Frederick

(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 NE Corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 31, T-21s, R-1E; thence run West along the North line of said quarter-quarter Section a distance of 1095.39 feet to the point of beginning at the NW corner of the John Boaz lot; thence continue along said quarter-quarter section line a distance of 230.73 feet to an iron rail at the NW corner of the said NE $\frac{1}{4}$ of NE $\frac{1}{4}$; thence run South along the West boundary line of the said NE $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 682.00 feet to a point; thence run in a Northeasterly direction a distance of 687 feet more or less to a point at the Southernmost corner of the John Boaz lot; thence run Northwesterly along the SW boundary of the said John Boaz lot a distance of 416.51 feet to the point of beginning.

Said parcel of land is lying in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 31, T-21s, R-1E and contains 5.0 acres more or less.

The above description is subject to the rights and privileges of The Alabama Power Company by a Transmission Line Permit as recorded in Probate records of Shelby County - Book 231, Page 523.

Mineral and Mining rights are also excepted from the above description.

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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 22 nd December, 19 70

STATE OF ALABAMA }
SHELBY COUNTY }
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 22 nd December, 19 70
U.C.C. FILE NUMBER
REC. BK. & PAGE AS SHOWN
JUDGE OF PROBATE
C. M. Jones

Robert R. Hardy (Seal)
Nellie Jack Hardy (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 Robert R. Hardy and wife, Nellie Jack Hardy 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 31 day of December A. D., 19 70.

Laurie Brasher
Notary Public.



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Shelby Cnty Judge of Probate, AL
12/31/1970 01:36:04 PM FILED/CERT

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