

This instrument was prepared by

(Name) WALLACE AND ELLIS

(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 SEVENTY-FIVE AND NO/100 (\$75.00) DOLLARS

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

George M. Buse and wife, Ruby Jo Buse

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

Thomas Virgil Sewell and wife, Daisy Rebecca Sewell

(herein referred to as GRANTEEES) 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:

A part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 East, which said corner is marked by hub and iron axle, and run thence north 1 deg. west a distance of 400 feet to a point; run thence north 89 deg. east a distance of 194 feet to the point of beginning of the lot herein described and conveyed; run thence north 1 deg. west a distance of 50 feet to a point; run thence north 89 deg. east a distance of 165 feet to a point; run thence south 1 deg. east a distance of 50 feet; run thence south 89 deg. west a distance of 165 feet to the point of beginning.

The above described property is otherwise described as the south 50 feet, except the east 35 feet thereof, of the property which was conveyed to grantors by deed from Phyllis T. Taylor, a widow, by deed dated August 3, 1956, and recorded in Deed Book 181, Page 345, in the Probate Records of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
George M. Buse
Ruby Jo Buse
1979 DEC 31 11:00
CLERK OF COURT
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 28th day of December, 1970.

WITNESS:

George M. Buse (Seal)

Ruby Jo Buse (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 George M. Buse and wife, Ruby Jo Buse, 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 28th day of December, A. D., 1970.

Laurie Brasher Notary Public.

BOOK 265
PAGE 484

BOOK 265
PAGE 484

PUBLIC
TITLE OF ALABAMA