This instrument was prepared by

3492

(Name) Hewitt L. Conwill

(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 Five Hundred Fifty and No/100 ($550.00) DOLLARS

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

Billy Joe Callan and wife Barbara Ann Callan

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

Ralph Douglas, Jr. and wife Una Faye Douglas

(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 Northeast Corner of Southeast Quarter of Northeast Quarter, Section 33, Township 18, Range 2 East; thence run South along Highway 25 Right-of-Way a distance of 420 feet to the point of beginning of the following described lot which is hereby conveyed:

Thence South along said Highway Right-of-Way 210 feet; thence West 315 feet; thence North 210 feet; thence East 315 feet to the point of beginning and being situated in SE¼ of NE¼; Sec. 33, Tp. 18, Range 2 East, Shelby County, Alabama, containing 1½ acres, more or less.

19710114000001670 1/1 $.00
Shelby Cnty Judge of Probate, AL
01/14/1971 12:00:00 AM FILED/CERT

Recd Jan 1.00

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 10th day of June, 19 71.

WITNESS:

(Seal) Billy Joe Callan (Seal)
Billy Joe Callan

(Seal) Barbara Ann Callan (Seal)
Barbara Ann Callan

(Seal) (Seal)

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, Hewitt L. Conwill, a Notary Public in and for said County, in said State, hereby certify that Billy Joe Callan and wife Barbara Ann Callan whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of June, A. D., 19 71.

H. L. Conwill
Notary Public.

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