

This instrument was prepared by

1439

(Name) KARL C. HARRISON

(Address) COLUMBIANA, ALABAMA

Form 1-15 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,

Cois Leon Cobb and wife, Dorothy Martin Cobb

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

Cois Leon Cobb and Dorothy Martin Cobb

(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:

Beginning at a point on the original East right-of-way line of L & N Railroad which point is 75 ft. East of the center line of the main track of said railroad at a point 235.22 ft. North of the intersection of the East right-of-way of said railroad with the Northerly right-of-way of the Southern Railroad; thence run South along said East right-of-way line of L & N Railroad 235.22 ft. to the intersection of said right-of-way line with the Northerly right-of-way line of the Southern Railroad; thence in a Northeasterly direction along the Northerly line of the Southern Railroad 505 ft. to the Southwest corner of a lot owned by L & N Railroad; thence in a slightly Northwesterly direction along west line of said L & N Lot 58.3 ft. to the Southeasterly corner of the lot of Bryce Leon Cobb and Lois Durbin Cobb; thence in a Westerly direction along the Southerly line of said Bryce Leon Cobb and Lois Durbin Cobb lot to the point of beginning. There is EXCEPTED herefrom a 25 ft. strip along the East line of the right-of-way of said L & N Railroad conveyed to said railroad in deed recorded in Deed Book 142 page 314 in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.  
INSTRUMENT WAS RECORDED  
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REC. BK. & PAGE AS SHOWN ABOVE  
C. H. HARRISON  
NOTARY PUBLIC

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 January day of 1971.

WITNESS:

(Seal)

(Seal)

(Seal)

Cois Leon Cobb (Seal)

Dorothy Martin Cobb (Seal)

(Seal)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, Hazel B. Hall, a Notary Public in and for said County, in said State, hereby certify that Cois Leon Cobb and wife, Dorothy Martin Cobb 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 20 day of January, A. D., 1971.

Hazel B. Hall

Notary Public

BOOK 205 PAGE 794