

This instrument was prepared by

(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 Seven 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,

Richard T. McGraw and wife, Lallouise McGraw

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

Richard Hoyle and Janet Hoyle

(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:

A parcel of land containing 3.0 acres, more or less, and located in Section 10, Township 19 South, Range 2 East and more particularly described as follows: Commence at the intersection of the east line of Section 10 and the north bank of Spring Creek and run west and southwesterly along the north bank of Spring Creek 160.0 feet; thence continue to run west and southwesterly along the north bank of Spring Creek 377.0 feet to a point of beginning; thence run northward and parallel to the east line of Section 10 for a distance of 558.0 feet; thence turn 90 deg. westward and run 220.0 feet; thence turn 90 deg. southward and run 634.0 feet to the north bank of Spring Creek; thence run east and northeasterly along the north bank of Spring Creek 233.0 feet to the point of beginning; situated in NE $\frac{1}{4}$  of SE $\frac{1}{4}$  and SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , all in Section 10, Township 19 South, Range 2 East.



19710309000008920 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
03/09/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA  
JUDGE OF PROBATE  
REC. BK. & PAGE AS SHOWN ABOVE  
1971 OCT -9 PM 10:14  
U.C. FILE NUMBER OR  
CONVEYANCE NUMBER  
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 24- day of October, 1970

WITNESS:

(Seal)

(Seal)

(Seal)

Richard T. McGraw (Seal)

Lallouise McGraw (Seal)

Lallouise McGraw (Seal)

533

FILE

BOOK 266

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Frances E. Spates, a Notary Public in and for said County, in said State, hereby certify that Richard T. McGraw and wife, Lallouise McGraw

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 24 day of October, A. D., 1970

Frances E. Spates

Notary Public.

My Commission expires June 1, 1972