

2085  
350° 00' SW  
STATE OF ALABAMA )  
JEFFERSON COUNTY )

See Mtg 316-440  
19710315000009600 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
03/15/1971 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eleven Thousand Three Hundred Fifty and no/100 (\$11,350.00) Dollars to the undersigned grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, M. W. Coleman and wife, Ina M. Coleman, (herein referred to as grantors) do grant, bargain, sell and convey unto James R. Littleton and Janice A. Littleton (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 NE corner of the NE 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 1 West; thence run West along the North line of said 1/4-1/4 Section a distance of 176.00 feet to the East margin of a County gravel Road; thence turn an angle of 47° 05' to the left and run along the east margin of said Road a distance of 136.55 feet; thence turn an angle of 132° 55' to the left and run a distance of 268.00 feet to the East line of the NE 1/4 of the SE 1/4 of Section 15; thence an angle of 90° 31' to the right and run South along the East line of Section 15 a distance of 180.00 feet; thence turn an angle of 90° 31' to the left and run a distance of 200.00 feet; thence turn an angle of 89° 29' to the left and run a distance of 50.00 feet; thence turn an angle of 89° 29' to the right and run a distance of 100.00 feet; thence turn an angle of 89° 29' to the left and run a distance of 230.00 feet to the North line of NW 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 1 West; thence turn an angle of 90° 31' to the left and run a distance of 300.00 feet to the NW corner of the NW 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 1 West and the point of beginning. Situated in the NE 1/4 of the SE 1/4 of Section 15, and the NW 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 1 West, Shelby County, Alabama.

ALSO, a 20.00 foot easement for the purpose of a driveway, described as follows: Commence at the NW corner of the NW 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 1 West; thence run East along the North line of said 1/4-1/4 Section a distance of 300.00 feet to the point of beginning; thence continue East along the North line of said 1/4-1/4 Section a distance of 257.30 feet to the West right of way line of the Columbiana-Chelsea Highway; thence turn an angle of 63° 28' to the right and run along said right of way line a distance of 22.35 feet; thence turn an angle of 116° 32' to the right and run West and parallel with the North line of the NW 1/4 of the SW 1/4 of Section 14 a distance of 267.28 feet; thence turn an angle of 90° 31' to the right and run a distance of 20.00 feet to the point of beginning. Situated in the NW 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 1 West, Shelby County, Alabama.

\$11,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



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 do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 11<sup>th</sup> day of March, 1971.

M. W. Coleman (SEAL)

Ina M. Coleman (SEAL)

19710315000009600 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
03/15/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, Robert E. Paden, a Notary Public in and for said County, in said State, hereby certify that M. W. Coleman and wife, Ina M. Coleman, 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 10<sup>th</sup> day of March, 1971.

Robert E. Paden

Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1971 MAR 15 AM 8:43  
REC'D. & PAGE AS RETURN ABOVE  
H.C. FILE NUMBER 97  
Clerk of Probate