

This instrument was prepared by

(Name) Hewitt L. Conwill, Attorney At Law

(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 Five Thousand (\$5,000.00) and No/100----- DOLLARS

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

James H. Goss and wife, Grace L. Goss

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

Braxton Rich and wife, Maureen Rich

(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:

Part of NW $\frac{1}{4}$ of Section 23 Township 18 South, Range 2 East, described as follows: Begin at the NW corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and run along North line North 85 deg. 05' East 246.6 feet; thence run North 32 deg. 25' West 469.0 feet to West line of NE $\frac{1}{4}$ of NW $\frac{1}{4}$; South 80 deg. 30' West 244.8 feet; South 23 deg. 40' West 60.7 feet; South 16 deg. 40' West 40.0 feet; South 5 deg. 45' West 40.0 feet; South 5 deg. 10' East 44.0 feet; South 20 deg. East 40.0 feet; South 33 deg. E 42.0 feet; South 46 deg. 40' East 228.0 feet; South 61 deg. 25' East 100 feet; South 67 deg. 25' East 142.0 feet; South 74 deg. East 48.0 feet; South 86 deg. 25' East 167.0 feet; North 32 deg. 25' West 203.0 feet to point of beginning, Excepting Highway, right of way.

Property here in conveyed being the same property conveyed to James H. Goss and wife, Grace L. Goss, by deed dated September 6, 1963, and recorded in Deed Book 228, Page 408, in the Probate Office of Shelby County, Alabama.

19710402000012520 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/02/1971 12:00:00 AM FILED/CERT

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 1st day of April, 1971.

STATE OF ALABAMA
SHELBY COUNTY
JUL 11 1971
REC. BK. 12 PAGE 408
U.C.C. FILED IN PROBATE
CONF. 9/2/71

(Seal)

(Seal)

(Seal)

James H. Goss
Grace L. Goss

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

Hewitt L. Conwill, a Notary Public in and for said County, in said State, hereby certify that James H. Goss and wife, Grace L. Goss

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 and they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, A. D. 1971.

H. L. Conwill
Notary Public.