

This instrument was prepared by

(Name) Charles E. Sharp, Attorney

(Address) 1314 City Federal Building, Birmingham, Alabama

Form 1-1-6 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 Eighteen thousand five hundred and 00/100-----DOLLARS (including the execution and delivery of a Purchase Money Mortgage in the amount of \$13,500.00 by the Grantees herein to the Grantor) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, XX WILLIAM F. GLADDEN, a single man

(herein referred to as grantors) do grant, bargain, sell and convey unto RICHARD J. KARRASCH AND WIFE, ADA M. KARRASCH

(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:

22½ acres more or less in SW¼ of SE¼ of Section 11 Township 18 South, Range 1 East, described as follows: Begin at the NE corner of SE¼ of SW¼ of SE¼ of Section 11 and run North along 40 line North 4 deg. West 245 feet; thence run South 87 deg. 15' West 611.5 feet to Easternmost corner of L. H. Parker land; thence South 40 deg. 15' West 594.2 feet along SE side of Parker land; thence North 44 deg. 35' West 254 feet along SW side of Parker land; thence South 87 deg. 20' West 47 feet to Dykes Mill or Montevallo road; thence SW along said road to West line of SW¼ of SE¼ of Section 11; thence South along West line to SW corner of said ¼-¼ Section; thence East along South line to SE corner of said ¼-¼ Section; thence North along East line to point of beginning, subject to Easement to Alabama Power Company. EXCEPTING lot sold to Andrew C. Cox and wife, Annie Ruth Cox as described in Deed Book 246 on page 246 in Probate Office. Excepting Highway right of way. ALSO Commence at NE corner of SE¼ of SW¼ of SE¼ of Section 11 Township 18 South Range 1 East and run North 4 deg. West along forty line 245 feet; thence South 87 deg. 15' West 611.5 feet to Easternmost corner of L. H. Parker land; thence South 40 deg. 15' West 594.2 feet along SE side of Parker land; thence North 44 deg. 35' West 254 feet along SW side of Parker land; thence South 87 deg. 20' West 47 feet to Dykes Mill or Montevallo Road to point of beginning; thence run in a Northeast direction along SE side of Dykes Mill road 38 feet; thence in a Southeasterly direction to the Southernmost corner of Parker land; thence North 44 deg. 35' West 254 feet; thence South 87 deg. 20' West 47 feet to point of beginning.

Excepting Highway right of way.

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 ~~do~~ do for myself ~~and~~ and for my ~~heirs~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~(owner)~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~have~~ have a good right to sell and convey the same as aforesaid; that I ~~will~~ will and my ~~heirs~~ 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, I have hereunto set my hand(s) and seal(s), this 5th day of April, 1971.

WITNESS:

946



19710406000012780 1/1 \$.00

Shelby Cnty Judge of Probate, AL
04/06/1971 12:00:00 AM FILED/CERT

(Seal)

(Seal)

(Seal)

William F. Gladden
WILLIAM F. GLADDEN

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, M. J. Sullivan, Jr., a Notary Public in and for said County, said State, hereby certify that William F. Gladden, a single man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of April, 1971.

M. J. Sullivan, Jr.
Notary Public