

State Of Alabama,

Shelby County

Know All Men by These Presents,

In Consideration Of One Dollar (\$1.00) and other good and valuable Dollars considerations to the undersigned grantor or grantors in hand paid by the Grantees herein

the receipt whereof is acknowledged We the said Shelly Cain, Jr. and Wife Joanne W. Cain (herein referred to as grantors)

do

Grant, Bargain, Sell and Convey unto the said James H. Windsor & Wife Maxine H. Windsor

the following described real estate, situated in Shelby County, Alabama, to-wit:

A lot, one and one fifth acres, more or less, beginning at a point 538.65 feet from the southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ on the east 40 line, thence north 210 feet on the east 40 line, thence west 250 feet, thence south 210 feet, thence east 250 feet to the point of beginning, all in SW $\frac{1}{4}$ of NE $\frac{1}{4}$, section 2 Township 20, Range 2 west.

The grantees, James H. Windsor and wife, Maxine H. Windsor, agree that in the event they or their heirs should desire to sell, trade or dispose of above mentioned property, they would first offer the said property to above mentioned grantors, Shelly Cain, Jr. and wife, Joanne W. Cain.



19710413000014130 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/13/1971 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, ~~heirs, assigns and successors 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, assigns and successors, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that my heirs, executors and administrators shall, warrant and defend the same to the said heirs, assigns and successors forever, against the lawful claims of all persons.

In Witness Whereof, have each hereunto set their hand and seal, this 12th day of April 1971.

WITNESSES:

Eugene D. Higginbotham
Carolyn Morris

Shelly Cain Jr. Seal
Shelly Cain, Jr. Seal
Joanne W. Cain Seal
Joanne W. Cain Seal

ACKNOWLEDGMENTS

State Of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shelly Cain, Jr. and wife, Joanne W. Cain, 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 12th day of April 1971.

Emmanuel D. Leggett
My Commission Expires Notary Public.

State Of
County

I, a Notary Public in and for said County, in said State, do hereby certify that on the day of 19, came before me the within named

known to me to be the wife of the within named

who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of

REC. EX. 1971
U.C. 1971
INC. 1971
As Notary Public
SHELBY CO. ALA.
FILED
APR 13 1971
11:47 AM

State Of
County

I, a Notary Public in and for said County, in said State, hereby certify that, a subscribing witness to the foregoing conveyance, known to me, appeared before me on this day, and being sworn, stated that, the grantor, voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the grantor, and of the other witness, and that such other witness subscribed name as a witness in presence. Given under my hand and official seal this day of



19710413000014130 2/2 \$.00
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As Notary Public.

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TO
James H. Windsor
1675 Collier Drive
Birmingham, Ala 35228

Warranty Deed

State of Alabama

County

I hereby certify that the within deed was filed in this office for record on the day of

19, at o'clock

M., and was duly recorded in Vol. of Deeds, at page, and examined.

Judge of Probate.

1.95

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