

This instrument was prepared by

(Name) Alan D. Levine

(Address) 433 Frank Nelson Building, Birmingham, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One dollar (\$1.00) and other valuable considerations DOLLARS

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

Iwana Nelson Collum, an unmarried widow

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

Curtis Cofer, and wife, Betty Jean Collum Cofer

(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:

For a point of beginning comence at the Southwest corner of the Northwest quarter of the Northeast quarter of Section 22, Township 22, Range 2 West, and run thence south 3 degrees and 30 minutes west, a distance of 138 feet to a point; run thence north 86 degrees east 461.5 feet to a point; run thence north 82 degrees and 45 minutes east 533 feet to a point; run thence north 3 degrees and 30 minutes west a distance of 950 feet to a point on the south right of way line of the Columbiana and Calera Highway; run thence along the south edge of said right of way south 52 degrees and 45 minutes west a distance of 1194.6 feet to the point of beginning of the lot hereinafter described and which last named point is the northwest corner of Mattie Milford tract of land; From last named point run thence in a Southwesterly direction south 52 degrees and 45 minutes west a distance of 100 feet to a point; thence south 200 feet to a point; thence east 100 feet more or less to the east line of the East Half of the Northwest Quarter of said Section 22, a distance of 200 feet more or less to the point of Section 22, Township 22, Range 2 West.



19710415000014430 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/15/1971 12:00:00 AM FILED/CERT

UCC FILE NUMBER 03
BOOK & PAGE AS SHOWN ABOVE
Date of recording

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, I have hereunto set my hand(s) and seal(s), this 15TH day of March, 1971.

WITNESS:

(Seal)

Iwana Nelson Collum

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Iwana Nelson Collum, an unmarried widow 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15TH day of March, A. D., 1971.

Notary Public.