

3452
This instrument was prepared by

(Name).....Wallace & Ellis, Attorneys.....

(Address).....Columbiana, Alabama.....

Form 1-1-5 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 ofTHIRTY-FIVE HUNDRED AND NO/100 (\$3500.00).....DOLLARS

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

Bernice Brothers Valentine, a single woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Bert H. Sanders and wife, Frances Sanders

(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 inShelby.....County, Alabama to-wit:

From the NW corner of the NE¹/₄ of the NE¹/₄, Section 7, Township 21 South, Range 2 East, run Southerly and at an angle of 127 deg. and 06 min. from the East-West line of said ¹/₄ ¹/₄ a distance of 370.91 feet to the point of beginning; thence right 27 deg. 50' a distance of 90.53 feet; thence right 4 deg. and 47' a distance of 107.12 feet; thence left 85 deg. and 04 min. a distance of 177.83 feet to the 397 contour line referenced to mean sea level; thence left 89 deg. and 54' along said contour line a distance of 196.39 feet (for purpose of survey tie only, said contour line being the property line understood); thence left 90 deg. and 29 min. a distance of 205.87 feet to the point of beginning.



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Shelby Cnty Judge of Probate, AL
06/11/1971 12:00:00 AM FILED/CERT

RECORDED & INDEXED
JUN 11 1971 10:57
U.C. FILE NO. 107
REC. EX. & INDEXED
CONFIRMED
NOTARY PUBLIC

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.....3rd.....day of.....June....., 19.....71..

WITNESS:

.....(Seal)

Bernice Brothers Valentine (Seal)

.....(Seal)

.....(Seal)

.....(Seal)

.....(Seal)

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STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

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I,the undersigned....., a Notary Public in and for said County, in said State, hereby certify that.....Bernice Brothers Valentine.....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.....she.....executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this.....3.....day of.....June.....A. D., 19.....71..

Frank Ellis
Notary Public.