

Lawyers Title Insurance Corporation

BIRMINGHAM, ALABAMA

3502

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fourteen Thousand and no/100 Dollars and the assumption of the unpaid balance due on mortgage to E. C. and Macie M. Simpson which is recorded in Mortgage Book 312 page 40 in Probate Office of Shelby County, Alabama, to the undersigned grantor, SEAMAN TIMBER COMPANY, INC. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

James H. Lee, Jr. and Lila Y. Lee

(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;

A part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 17, Township 24 North, Range 12 East, described as follows: Begin at a point where the south right-of-way line, (as located prior to March 11, 1940) of the Montevallo-Centreville Highway intersects the western boundary of said forty acres and run thence south along the said western boundary of said forty acres 420 feet; thence run east^{erly} and parallel to the south right-of-way line of said Highway 210 feet; thence north and parallel to the western boundary of said forty acres 420 feet to the south right-of-way line (as located prior to March 11, 1940), of said Highway; thence westerly along said right-of-way line 210 feet to point of beginning, excepting highway right of way.



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Shelby Cnty Judge of Probate, AL
06/14/1971 12:00:00 AM FILED/CERT

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JUNE 14 1971
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SHELBY COUNTY, ALA.
CLERK OF PROBATE
JAMES H. LEE, JR.
LILA Y. LEE

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, James D. Seaman who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of June 1971.

ATTEST:

SEAMAN TIMBER COMPANY, INC.

By

President

STATE OF ALABAMA
COUNTY OF SHELBY

I, Billie R. Lacey

State, hereby certify that James D. Seaman

whose name as

President of

Seaman Timber Company, Inc.

a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 9th day of

June

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Billie R. Lacey

Notary Public