

This instrument was prepared by

3529

(Name)..... WALLACE & ELLIS, Attorneys

(Address)..... Columbiana, Alabama 35051

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 of FIVE THOUSAND AND NO/100 DOLLARS

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

Grady O. Scott and wife, Doris C. Scott

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

James Arthur Hedgepath and wife, Betty Sue Hedgepath

(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:

Lot No. 110 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the northerly right of way line of 2nd Avenue and the westerly right of way line of Montevallo Road (Ala. Highway 119), said right of waylines as shown on the Map of the Dedication of the Streets and easements, Town of Siluria, Alabama; thence northeasterly along said right of way line of Montevallo Road for 256.00 feet to the point of beginning; thence 89 deg. 17 min. left and run northwesterly for 132.75 feet to a point on the easterly right of way line of Fallon Avenue; thence 88 deg. 50 min. right and run northeasterly along said right of way line of Fallon Avenue for 81.85 feet; thence 91 deg. 25 min. 41 sec. right and run southeasterly for 133.40 feet to a point on the westerly right of way line of Montevallo Road; thence 89 deg. 01 min. 19 sec. right and run southwesterly along said right of way line of Montevallo Road for 81.24 feet to the point of beginning.



19710615000024060 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/15/1971 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, 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, we have hereunto set our hand(s) and seal(s), this 15th day of June, 1971

WITNESS:

(Seal)

(Seal)

(Seal)

Grady O. Scott (Seal)

Doris C. Scott (Seal)

(Seal)

342

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Grady O. Scott and wife, Doris C. Scott

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 15th day of June A. D., 1971

Frank Ellis

Notary Public.