

BR

(Name) Huddie Dansby , (Notary Public State at Large)

(Address) 3001 Exeter Avenue , Apt. No. 17 B , Bessemer, Alabama , 35020

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 One Dollar and other Valuables DOLLARS

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

Nash Hardy and wife Annie Mae Hardy

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

Frank Posey , Jr. and wife Wilma Posey

(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 lot or parcel of land situated in the N.W. 1/4 of the N.W. 1/4 of Section 1 , Township 19 South, Range 2 East, more particularly described as follows;

Commence at the Northwest corner of the above said Quarter-Quarter , thence run South along the west line for a distance of 1092.0' feet, thence run East for a distance of 299.0' feet to the point of beginning. Thence continue along same line for a distance of 30.0' feet, thence run North for a distance of 210.0' feet, thence run West for a distance of 105.0' feet, thence run South for a distance of 105.0' feet, thence run East for a distance of 75.0' feet, thence run South for a distance of 105.0' feet to the point of beginning.



19710618000024790 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/18/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
REC. B. & P. PAGE 40 SHOWN ABOVE
JUNE 18 AM 9:58
Filed
JUNE 18 1971

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 10 th day of June, 1971.

WITNESS:

Huddie Dansby (Seal)

Nash Hardy (Seal)

(Seal)

Annie Mae Hardy (Seal)

(Seal)

(Seal)

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STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, Huddie Dansby, a Notary Public in and for said County, in said State, hereby certify that Nash Hardy and wife Annie Mae Hardy whose name s 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 10 th day of June, A. D., 1971.

My commission expires May 12, 1973

Huddie Dansby

Notary Public.