

This instrument was prepared by

(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 TEN DOLLARS and other good & valuable consideration

DOLLARS

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

Mary Frances Cooper, a widow  
(herein referred to as grantors) do grant, bargain, sell and convey unto

James A. Cardwell and wife, Laoma Cardwell

(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:

Beginning at an iron stake 12 feet West of the center of the Elyton Public road now known as the Maylene Public Road, which is the starting point; thence run Southernly direction parallel with the West side of right of way of said road 100 feet; thence in a Westernly direction 73 feet; thence in a Northernly direction 100 feet; thence in an Easterly direction 75 feet to the point of beginning. Situated in the NW<sup>4</sup> of the NW<sup>4</sup> of Section 21, Township 21, Range 3 West, including a five room house. All mineral rights excluded.

Being the same property heretofore conveyed by Gloria Smith and husband, Roland Smith to James A. Cardwell and wife, Laoma Cardwell on February 16, 1962, as shown by deed recorded in Deed Book 219, page 365, Office of Judge of Probate of Shelby County, Alabama.



19710701000026960 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
07/01/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1971 JUL - 1 PM 12:32  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Conf. my books  
JUDGE OF PROBATE

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 1st day of July, 1971.

WITNESS:

(Seal)

Mary Frances Cooper (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

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

Given under my hand and official seal this 1st day of July, A. D., 1971.

Nancy K. Brasher  
Notary Public