



This instrument was prepared by

(Name) Karl C. Harrison

(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 of One Thousand and no/100----- DOLLARS and other good and valuable consideration

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

Tommy Gladney and wife, Lizzie Mae Gladney

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

Dan Standifer and Connie Standifer

(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:

All that part of the  $S\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 13, Township 21 South, Range 2 West which lies west of the right-of-way of the south bound track of the L & N Railroad, EXCEPTING therefrom the property owned by Littletons in said  $S\frac{1}{2}$  of NE $\frac{1}{4}$  and which is more particularly described as follows: Commence at the NE corner of NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 13, Township 21, South, Range 2 West and run thence east 45 feet to the west R/O/W. line of L & N Railroad to the point of beginning of said exception; thence turn an angle of 116 deg. 30 min. to the left and run along the west R/O/W line of said Railroad a distance of 177.4 feet; thence turn an angle of 60 deg. to the left and run 452.0 feet; thence turn an angle of 91 deg. 20 min. to the left and run to the south line of SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 13; thence run east along the south line of said SW $\frac{1}{4}$  of NE $\frac{1}{4}$  and SE $\frac{1}{4}$  of NE $\frac{1}{4}$  to the point of beginning of said exception. There is also EXCEPTED the following described land: Begin at the southwest corner of SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 13, Township 21 South, Range 2 West and run thence east along the south line of said forty acres a distance of 425 feet; thence run north and parallel to the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 262 feet; thence run west and parallel to the south line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 425 feet to the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence run south along the west line of same 262 feet to the point of beginning of said exception.

Subject to agreement for use of well with adjoining property owners as set out in instrument dated May 21, 1963, recorded in Deed Book 225 page 443 in Probate Office.

There is also conveyed to the grantees, their successors and assigns forever, the full and free use of that certain 20 foot easement reserved in deed recorded in Deed Book 202 page 105 in said Probate Office, subject to right of other parties to use the same as heretofore shown on the records.

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 2nd day of July, 1971.

STATE OF ALABAMA  
SHELBY COUNTY  
JUL 2 1971  
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE

Tommy Gladney (Seal)  
Lizzie Mae Gladney (Seal)  
Lizzie Mae Gladney (Seal)

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Tommy Gladney and wife, Lizzie Mae Gladney, 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 2nd day of July, A. D., 1971.

Martha B. Joiner  
Notary Public.