

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(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 Dollar & other good and valuable consideration DOLLARS

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

Harold L. McCord and wife, Edith McCord

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

Robert Martin and wife, Vivian Martin

(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:

That certain lot of land situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 22 South, Range 1 West, described as follows: Commence at the SE corner of said Section and run North along said Section line a distance of 571.92 feet to the North (sometime referred to as east) right of way line of County Highway #47 (Columbiana-Shelby Road); thence turn an angle of 24 deg. 57 min. to the left and run along said North right of way line a distance of 1219.37 feet to the point of beginning of the lot herein conveyed; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 290 feet to a point, said line running parallel with the North line of the Eddie Buie lot; thence turn an angle to the left and run in a Northwesterly direction and parallel with said North right of way line a distance of 150 feet to a point; thence turn an angle to the left and run in a Southwesterly direction and parallel with the south line of the lot herein conveyed a distance of 290 feet to the said road North right of way line to a point; thence turn an angle to the left and run along said right of way line a distance of 150 feet to said point of beginning. Situated in Shelby County, Alabama; subjec, however, to Highway and Utility Easements and Right of Way.



19710712000028260 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/12/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
JUL 12 PM 2:24
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Camey M. Anderson
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, we have hereunto set our hand(s) and seal(s), this 17 day of June, 19 71.

WITNESS:

..... (Seal)

..... (Seal)

..... (Seal)

Harold L. McCord (Seal)
Edith McCord (Seal)

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold L. McCord and Edith McCord 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 17 day of June, A. D., 19 71.

Janie Brasher
Notary Public.

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