

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

4015
19710719000029240 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/19/1971 12:00:00 AM FILED/CERT

Form 1-1-6 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 GOOD AND VALUABLE CONSIDERATION

~~XXXXXX~~

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

Rudolph Tidmore and wife, Odell Tidmore

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

W. C. Billingsley and wife, Ethel Billingsley

(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:

To reach a point of beginning, commence at the northeast corner of Section 36, Township 21 South, Range 1 West and run south along the east boundary line of such section a distance of 394.5 feet; thence turn an angle to the right of 80 deg. 35' and run south 80 deg. 43' west a distance of 2981.6 feet; thence turn an angle to the right of 08 deg. 46' and run south 89 deg. 29' west a distance of 1368.2 feet; thence turn an angle to the right of 28 deg. 26' and run north 62 deg. 05' west a distance of 257.2 feet to a point; thence turn 34 deg. 41' right and run 50.0 feet to the point of beginning of herein described parcel of land; thence turn 122 deg. 10' right and run 145.1 feet; thence turn 71 deg. 03' right and run 127.4 feet; thence turn 103 deg. 41' right and run 105.05 feet; thence turn 63 deg. 06' right and run 153.8 feet to the point of beginning of herein described parcel of land.

Grantors reserve a 10 feet wide easement along the eastern boundary of the above described property to be used as a perpetual easement or right of way for ingress and egress by grantors, their heirs, successors and assigns forever, and the use of grantees, their heirs, successors and assigns forever. Grantors also convey to grantees an easement over and along a strip of land 10 feet in width lying adjacent to and immediately east of the easternmost boundary of the first above described property for the purpose of egress and ingress by grantees, their heirs, successors, and assigns forever and the use of grantors, their heirs, successors and assigns, forever.

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 July, 1971

WITNESSES

STATE OF ALABAMA

COUNTY

U.C.C. FILE NUMBER OR

REC. BK. & PAGE AS SHOWN ABOVE

INSTRUMENT NO.

1971 JUL 19 PM 1:08

CONF. BY

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

General Acknowledgment

I, the undersigned

hereby certify that Rudolph Tidmore and wife, Odell Tidmore

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 July, A. D. 1971

Nancy H. Brasher
Notary Public