

This instrument was prepared by

(Name) **C. D. Howard**

(Address) **Brierfield, Alabama**

Form 1-15 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 **Three Thousand Dollars (\$3000.00)** DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
C. D. Howard and Dan L. Howard

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

David H. Seales and wife Connie K. Seales

(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:

From the point of intersection of the west boundary of the N.E. Quarter of N.E. Quarter, Section 9, T-21 South, Range 1 East, and South right of way line of Shelby County Road Number 25, which is the true point of beginning. Run South 0 degrees and 45 minutes east along the west boundary of said quarter-quarter a distance of 368.11 feet; thence turn angle to the left of 95 degrees and 17 minutes and run a distance of 642.73 feet along the right of way of Southern Railroad; thence turn an angle to the left of 84 degrees 43 minutes and run a distance of 312.84 feet; thence turn an angle to the left of 90 degrees and 21 minutes and run a distance of 640.01 feet along the right of way of said Shelby County Road #25 to the point of beginning, such described land containing 5.0 acres and being situated in Shelby County, Alabama.

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Shelby Cnty Judge of Probate, AL
08/02/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
REC. BK. 2 PAGE 45 SHOWN ABOVE
U.C.C. FILE NUMBER OR
CORRESPONDENCE
15th AUG - 2 PM 3:39

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 ~~x~~ (we) do for ~~xxxx~~ (ourselves) and for ~~xx~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~xxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~x~~ (we) have a good right to sell and convey the same as aforesaid; that ~~x~~ (we) will and ~~xx~~ (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**, 19 **71**.

WITNESS:

(Seal)

(Seal)

(Seal)

C. D. Howard

C. D. Howard

Dan L. Howard

Dan L. Howard

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, **RALPH W. HILL**, a Notary Public in and for said County, in said State, hereby certify that **C. D. Howard and Dan L. Howard** 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., 19 **71**.

Ralph W. Hill
Notary Public.
My Comm. Exp 7-7-73