

4356

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 LOVE AND AFFECTION AND THE SUM OF ONE AND NO/100 DOLLARS

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

Clarence E. Dement and wife, Bessie Faye Dement  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Clarence E. Dement and wife, Bessie Faye Dement  
(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:

The NE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub>, Section 25, Township 20, Range 4 West,  
EXCEPT a square parcel of land in the S E corner of said 10  
acre tract being 210 feet square. Shelby County, Alabama.  
Containing 9 acres, more or less.  
Minerals and mining rights excepted.



19710809000032620 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
08/09/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1971 AUG -9 PM 12:31  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C. FILE NUMBER OR  
JUDGE OF PROBATE  
Carol M. J. Smith

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 9th  
day of August, 1971

WITNESS:

(Seal)

(Seal)

(Seal)

Clarence E. Dement (Seal)

Bessie F. Dement (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 Clarence E. Dement and wife, Bessie Faye Dement  
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 9th day of August

Nancy K. Brashear  
Notary Public