

4418

RECORD IN SHELBY COUNTY

This instrument was prepared by
(Name).....
(Address).....
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 Five Thousand Five Hundred and no/100 (\$5,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, C. W. Wells and wife, Grace K. Wells (herein referred to as grantors) do grant, bargain, sell and convey unto Wheeler F. Johnson and Helen Joyce Johnson (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:

Commence at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 15, Township 21 South, Range 3 West, thence West along the North line of said Quarter-Quarter section 200 feet to the point of beginning of tract of land herein described; thence continue along the last mentioned course 200 feet; thence 91 degrees 24 minutes left 635.87 feet; thence 88 degrees 31 minutes left 200 feet; thence 91 degrees 24 minutes left 636.17 feet to the point of beginning; said property situated in the Southeast Quarter of the Southwest Quarter of Section 15, Township 21 South, Range 3 West. Subject to: taxes due October 1st, next and restrictions as to the use of the property as shown by instrument recorded in Deed Book 252, Page 175 in the Probate Office of Shelby County, Alabama.

19710813000033300 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/13/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1971 AUG 13 PM 3:00
J.C.C. FILE NUMBER 117
BOOK & PAGE AS SHOWN ABOVE
CONFIRMED
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 13th day of August, 19 71

WITNESS:

C. W. Wells (Seal)
C. W. Wells (Seal)
Grace K. Wells (Seal)
(Seal)

STATE OF ALABAMA
Jefferson COUNTY }
I, Grover C. Nicholas, Jr., a Notary Public in and for said County, in said State, hereby certify that C. W. Wells and wife, Grace K. Wells 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. 13th
Given under my hand and official seal this 13th day of August, A. D. 19 71
Grover C. Nicholas, Jr.
Notary Public.

BOOK 269 PAGE 374