

This instrument was prepared by

(Name) Karl C. Harrison

(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 Eight Hundred Sixty-one and 76/100=-----DOLLARS and the assumption of the unpaid balance due on that certain mortgage to Emmett Connell and Iona Connell recorded in Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Lavernia Hope Dunaway and husband, R. L. Dunaway

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

Bobby L. Littleton and Teresa Littleton

(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:

Part of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West, described as follows: Commence at the northwest corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama; thence run in an easterly direction along the north line of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 1086.20 feet to the northeast corner of the Hazel Martin lot; thence continue in an easterly direction along north line of said quarter-quarter section a distance of 249.17 feet to a 3/4 inch iron pipe marker; thence an angle left of 1 deg. 00 min. 17 sec. and continue in an easterly direction 893.49 feet to a one inch iron marker, said marker being the northwest corner of the Brasher property; thence to the right with an interior angle of 84 deg. 39 min. 56 sec. and run in a southerly direction along the west line of the Brasher property a distance of 1,061.52 feet, more or less, to the center line of a paved County public road, being the point of beginning of the parcel herein described; thence continue along the same course a distance of 267 feet, more or less, to the southwest corner of the Brasher property; thence to the right with an interior angle of 95 deg. 48 min. 33 sec. and run westerly 472.8 feet, more or less, to the intersection of the center line of said paved County Public Road; thence run northeasterly along the center line of said paved County Public Road to the point of beginning, according to survey of Miller and Norrell, Registered Land Surveyors, dated October 30, 1966, and revised November 14, 1966.

Subject to easements and right-of-ways of record.



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Shelby Cnty Judge of Probate, AL
08/16/1971 12:00:00 AM FILED/CERT

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 14th

day of August, 1971

(Seal)
(Seal)
(Seal)

Lavernia Hope Dunaway
Lavernia Hope Dunaway
R. L. Dunaway
(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Lavernia Hope Dunaway and husband, R. L. Dunaway 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 14th day of August, A. D., 1971.

Martha B. Joiner
Notary Public.

BOOK 269 PAGE 392

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1971 AUG 16 AM 8:41
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE