

This instrument was prepared by

480°

(Name) JOHN D. PRINCE, JR.
ATTORNEY AT LAW
(Address) SUITE 500 THE 2121 BUILDING
BIRMINGHAM, ALABAMA 35203
Form 1-1-5 Rev. 1-66 Telephone 205-328-5326
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 and no/100 Dollars and other good and valuable considerations xxxxxx

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

H. L. Peters and wife Mabel Peters

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

Andrew Jackson Blackerby and wife, Mary Fay Blackerby

(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 S.W. corner of the North 1/2 of the N.W. 1/4 of the S.W. 1/4 of Sec. 34 Tp. 19S-Range 1 West. Run east along the south line of said N 1/2 of 1/4 1/4 sec. for a distance of 630.0' ft., thence turn left an angle of 88 deg. 59 min. running northerly for a distance of 420.0' ft., thence turn right an angle of 88 deg. 59' min. running easterly for a distance of 270.85' ft. to the point of beginning-point of beginning being on the south east R.O.W. of Shelby County Highway No. 39, thence continue easterly along same course for a distance of 255.02 ft., thence turn left an angle of 138 deg. 22 min. running northwesterly for a distance of 157.65 ft. to the southeast R.O.W. of said highway, thence turn left an angle of 79 deg. 15 min. running southwesterly along the southeast R.O.W. of said highway for a distance of 172.45 ft. to the point of beginning. This parcel of property located in the N.W. 1/4 of the S.W. 1/4 of sec. 34 Tp 19S-R1W, containing 1/4 acre more-or-less.



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Shelby Cnty Judge of Probate, AL
09/07/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
CLERK OF THE COURT
RECEIVED
1971 SEP 7 AM 10:29
BOOK & PAGE AS SHOWN ABOVE
Clerk of the Court

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 ~~K~~ (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 5th day of September, 19 71.

WITNESS:

Beaine Peters (Seal)

Bethie F. Smith (Seal)

Mabel Peters (Seal)

H. L. Peters (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Bethie F. Smith, a Notary Public in and for said County, in said State, hereby certify that Mabel Peters and H. L. Peters 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 5th day of September, A. D., 19 71.

Bethie F. Smith
Notary Public.