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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 ONE HUNDRED DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ~~UNKNOW~~

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

Fred Roland Johnson and wife, Faye Jean Johnson
(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas Larry Rich and wife, Edith Rich
(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:

Commencing at the SW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 35, Township 19 South, Range 1 West; thence run North along the west boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section 210 feet to the point of beginning of the property herein described and conveyed; thence continue North along said $\frac{1}{4}$ $\frac{1}{4}$ Section line for a distance of 424 feet to its intersection with the SW right of way of the Columbiana-Chelsea Highway; thence run in a Southeasterly direction along the SW right of way of said Highway for a distance of 432 feet to the NW corner of the Hodge property; thence run South 40 deg. west along the Hodge property line a distance of 54 feet to an iron stob; thence run West parallel to the South boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 183 feet to the point of beginning.
Except Mineral and Mining rights.

The above described property being the same property conveyed to grantors by deed from A. F. Blackerby and wife, Katie Blackerby on August 2, 1961, by deed recorded in Deed Book 217, page 15, in the Probate Records of Shelby County, Alabama.

BOOK 269 PAGE 804
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Shelby Cnty Judge of Probate, AL
09/07/1971 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 August day of 1971.

WITNESS:

W. H. Evers (Seal)

F. B. Baker (Seal)

_____ (Seal)

Fred Roland Johnson (Seal)
(Fred Roland Johnson)

Faye Jean Johnson (Seal)
(Faye Jean Johnson)

_____ (Seal)

FLORIDA
STATE OF ~~ALABAMA~~
_____ COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fred Roland Johnson and wife, Faye Jean Johnson 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 20 day of August, A. D., 1971.

W. H. Evers
NOTARY PUBLIC, STATE of FLORIDA at LARGE Notary Public.
MY COMMISSION EXPIRES JULY 10, 1974
BONDED THROUGH FRED W. DIESTELHORST