

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(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 love and affection and One and No/100 (\$1.00)-----DOLLARS

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

Lottie Belle Garner, a widow

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

Grady J. Garner and wife, Shirley Ann Garner

(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:

Begin at the NE corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 26, Township 20 South, Range 4 West; thence run South along East line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 765.15 feet for point of beginning; thence continue South along said East line a distance of 392.45 feet; thence turn right an angle of 89 deg. 29 min. 37 $\frac{1}{2}$ sec. a distance of 555.0 feet, turn right an angle of 90 deg. 30 min. 22 $\frac{1}{2}$ sec. a distance of 392.45 feet; turn right an angle of 89 deg. 29 min. 37 $\frac{1}{2}$ sec. a distance of 555.0 feet to point of beginning, being in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, according to survey of W. B. Bennett, Registered Land Surveyor, dated August 20, 1971.



19710914000038530 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/14/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1971 SEP 14 AM 11:44
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Candy McQuinn
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, I have hereunto set my hand(s) and seal(s), this 14th

day of September, 1971

WITNESS:

(Seal)

Lottie Belle Garner (Seal)

(Seal)

(Seal)

(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 Lottie Belle Garner, a widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of September, A. D., 1971.

Mary D. Thompson
Notary Public.