

5386

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 hundred and No/100—(\$500.00)—DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Vernon M. Busby and wife, Jewell Q. Busby

(herein referred to as grantors) do grant, bargain, sell and convey unto
James I. Dyer and wife, Peggy B. Dyer

(herein referred to as GRANTEE 3) 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 NW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2,
Township 24, Range 13 East and run South 147 Feet for point of
beginning; thence continue south a distance of 125 feet, thence East
a distance of 322 feet, more or less, to the west right of way of
U.S. Highway 31, thence in a northerly direction along the west R. of W.
of said Highway 108 feet, thence West along the south line of
D.L. Massey's property a distance of 290 feet, more or less, to the
point of beginning. Being in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec 2, Township 24,
Range 13 East.



19711013000043140 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/13/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 OCT 13 PM 1:20
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cons. of M. J. Busby
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 18th
day of August, 1971.

WITNESS:

Vernon M. Busby (Seal)
Jewell Q. Busby (Seal)
(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Warren G. Findley, a Notary Public in and for said County, in said State,
hereby certify that Vernon M. Busby and wife, Jewell Q. Busby
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 18th day of August, 1971.

My commission expires 11-25-71

Warren G. Findley
Notary Public.
State-at-Large.

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