

This instrument was prepared by

(Name).....

(Address).....

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

This document was prepared by

Donald L. Neeson
of CORCORAN, NEESON, ROGERS & ALLEN, Atlys.

529 Trunk Nelson Building

BIRMINGHAM, ALABAMA 35203

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Six Thousand, Five Hundred and No/100 - - - - - DOLLARS

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

Roy L. Bailey and wife, Lois Roy Bailey

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

Dewey V. Glass and wife, Louise A. Glass

(herein referred to as GRANTEEES) 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:

PARCEL No. 1. A part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and part of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ Sec 11, Tp. 21 S., Range 3 West, described as follows: Beginning at the intersection of the West right of way line of the L&N Railroad with North line of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 11, and run Westerly along North line of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 11 to a point 100 feet East of the East right of way line of Montevallo-Siluria paved highway, which point is Northeast corner of lot belonging to Roy L. and Lois Bailey; thence Southerly direction, parallel with Highway right of way & along East line of Bailey lot a distance of 150 feet to SE corner of said Bailey lot; thence Westerly direction along the South line of Bailey lot to the East margin of old Montevallo-Ashville Road; thence in a Southerly direction along East margin of old Montevallo-Ashville road a distance of 635.50 feet, more or less, to the Southwest corner of lot as described in Deed Book 53, page 163, in the Probate Office; thence in an Easterly direction 315 feet; thence in a Northerly direction and parallel with East margin of old road a distance of 210 feet; thence in an Easterly direction along North line of R.L. Roy property to its intersection with the West right of way line of the L & N Railroad; thence in a Northwesterly direction along Westerly right of way line of said Railroad to the point of beginning. Excepting Highway right of way of Montevallo-Siluria Highway. Situated in Shelby County, Alabama.

PARCEL No. 2. That certain tract of land situated in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 11, Tp 21, Range 3 West described as beginning at the point of intersection of the North line of said forty acres with the East line of the Montevallo & Ashville paved highway and run thence East along the North line of said forty acres a distance of 100 ft. to a point; run thence in a Southerly direction & parallel with the East right of way line of said Highway 150 feet; run thence in a Westerly direction & parallel with the North line of said 40 acres 100 ft. to the East right of way line of said Montevallo & Ashville paved Highway; run thence in a Northerly direction along the East right of way line of said Highway 150 feet to the point of beginning, situated in Shelby County, Alabama.

Subject to ad valorem taxes for 1971; also easements and restrictions of record.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 29th

day of March, 19 71.

WITNESS:

(Seal)

Roy L. Bailey

(Seal)

Lois Roy Bailey

Lois Roy Bailey

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Bailey and wife, Lois Roy Bailey, whose name 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 29th day of

March

A. D., 19 71

Donald L. Neeson

Notary Public



19711122000049790 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/22/1971 12:00:00 AM FILED/CERT

My Commission Expires February 15, 1973