

This instrument was prepared by

(Name) Wallace and Ellis, Attorneys

(Address) Columbiana, Alabama



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Shelby Cnty Judge of Probate, AL
11/23/1971 12:00:00 AM FILED/CERT

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 DOLLAR (\$1.00) AND LOVE AND AFFECTION DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Eugene Shaw and wife, Minnie Shaw

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

Joann S. Holcombe and husband, Dan Holcombe

(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:

The West 30 acres of the Northeast quarter of the Northwest quarter of Section 12, Township 19 South, Range 1 West; also, all that part of the Southwest quarter of the Southwest quarter of Section 1 which lies Southeast of the Bear Creek paved highway and 2 acres out of the Southeast quarter of Southwest quarter of Section 1, more particularly described as follows: Commence at the Southwest corner of the Southeast quarter of the Southwest quarter and run thence in an Easterly direction along the Southern boundary of said quarter-quarter section a distance of 420 feet to a point; thence turn to the left and run Northerly parallel with the western boundary of said quarter-quarter section a distance of 210 feet to a point; thence turn to the left and run Westerly parallel with the Southern boundary of said quarter-quarter section a distance of 420 feet to a point on the Western boundary of said quarter-quarter section; thence turn to the left and run Southerly a distance of 210 feet to point of beginning, all in Township 19 South, Range 1 West, Shelby County, Alabama.

The grantors herein reserve the timber rights on the above described land during their natural life and until the death of the last survivor of them, with the right to go on said land and sell any portion of the timber which they desire and authorize any purchaser of the timber to enter upon the said land for the purpose of cutting and removing the timber therefrom.

Grantors also reserve a life estate in favor of grantors and the last survivor of them in to the residence of the parties situated on said property and all outbuildings and structures appurtenant thereto.

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 22 day of November, 1971

WITNESS:
STATE OF ALABAMA
COUNTY OF SHELBY
NOTARY PUBLIC
J. C. FILE NUMBER
REC. BK. & PAGE ASSIGNMENT
137-40723 PM 2:23
271 PAGE 211

Eugene Shaw (Seal)
Minnie Shaw (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 Eugene Shaw and wife, Minnie Shaw, 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 22 day of November, A. D., 1971

Frank G. L.

Notary Public.