

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 FIVE DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

XXXXXX

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

James H. Jones and wife, Grace Jones

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

Luke Jones and wife, Elsie Jones

(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:

A part of the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 14, Township 24, Range 15 East, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 14 and run thence in an Easterly direction along the southern boundary of said  $\frac{1}{4}$  Section a distance of 373 feet to a property line ditch which is the point of beginning of the property herein conveyed; thence run North 21 deg. 30' East with said ditch a distance of 444.0 feet, more or less, to the south boundary line of County Road No. 71; thence run West with said road boundary 345 feet to a point; thence turn to the left and run South 15 deg. 30' West to a point on the southern boundary of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 14; thence turn to the left and run Easterly along the southern boundary of said  $\frac{1}{4}$  Section to point of beginning, less and except property already owned by Grantees included in the above said description.

STATE OF ALA. SHELBY CO.  
CERTIFY THIS  
INSTRUMENT WAS FILED  
1971 JAN 11 PM 12:55  
Deed Book 858

U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN IN  
Clerk of Probate  
JAMES H. JONES

19720111000001740 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
01/11/1972 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 4th day of January, 1971

WITNESS:

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\_\_\_\_\_. (Seal) Grace Jones (Seal)  
\_\_\_\_\_. (Seal) J. H. Jones (Seal)  
\_\_\_\_\_. (Seal) \_\_\_\_\_ (Seal)

BOOK STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that James H. Jones and wife, Grace Jones 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 4th day of January

Nancy H. Braswell  
Notary Public  
A.D. 1971