

This instrument was prepared by

(Name) Wallace and Ellis, Attorneys  
(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 THREE THOUSAND (\$3,000.00) DOLLARS

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

Hazel Brown Baucum, a widow

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

Zack T. Pratt and wife, Mary C. Pratt

(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 NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 24, Township 22 S, Range 1 E, more particularly described as follows, to-wit: Commence at the SW corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 24, Township 22 S, Range 1 E, and run thence in a northerly direction along the western boundary of said  $\frac{1}{4}$  section a distance of 133.00 feet to a point; thence continue in the same direction a distance of 169.00 feet to a point; thence turn an angle of 90° to the right and run a distance of 168.00 feet to point of beginning of the lot herein conveyed; thence turn an angle of 90° to the left and run northerly a distance of 130.00 feet to a point; thence turn an angle of 90° to the right and run easterly a distance of 191.00 feet to a point; thence turn to the right an angle of 82 degrees 34 minutes and run southeasterly a distance of 131.20 feet to a point; thence turn to the right an angle of 97° 26 minutes and run westerly a distance of 208.00 feet to point of beginning. Said lot herein conveyed is otherwise described as Lot No. 3 on survey of James L. Ray, Jr., Resident Civil Engineer and Land Surveyor, dated December 26, 1970.

Mineral and mining rights excepted and subject to utility easements of record.



19720207000006310 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
02/07/1972 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, I have hereunto set my hand(s) and seal(s), this 25 day of January, 1972.

WITNESS:

(Seal)  
(Seal)  
(Seal)

Hazel Brown Baucum (Seal)  
(Seal)  
(Seal)

REC. B. J. 11-11-72  
FILED IN OFFICE OF  
SHELBY COUNTY JUDGE OF PROBATE  
JAN 11 1972  
11:52

General Acknowledgment

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hazel Brown Baucum, 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 25 day of January, A. D., 1972.

Nancy K. Brooker  
Notary Public.

272 SPACE 421