

This instrument was prepared by

8445

(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 SIX HUNDRED AND NO/100 (\$600.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Floyd C. Chandler and wife, Orene P. Chandler

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

Charles F. Fletcher and wife, Patricia L. Fletcher

(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:

Beginning at a point on the Northwest side of the Montevallo-Wilton public road where the Easternmost corner of the V. C. Hubbard Lot intersects said road and run in a Northwesterly direction along the North line of said V. C. Hubbard Lot 175 feet to a point; thence run in a Northeasterly direction parallel with the said Northwest right of way line 110 feet to a point; thence run in a Southeasterly direction 175 feet to the said Northwest right of way line; thence run in a Southwesterly direction along the said Right of way line 120 feet to the point of beginning, lying North and West of and adjacent to the Montevallo-Wilton public road (Ala. Highway No. 25) in the SW¹/₄ of NW¹/₄, Section 9, Township 24, Range 12 East, Shelby County, Alabama.
Being a part of the property conveyed to Floyd C. Chandler and wife, Orene P. Chandler by deed dated June 28, 1971, and recorded in Deed Book 28, page 615, in the Probate Records of Shelby County, Alabama.

19720411000019210 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/11/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 APR 11 AM 10:59
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Fletcher
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 11 day of April, 1972.

WITNESS:

(Seal) Floyd C. Chandler (Seal)
(Seal) Orene P. Chandler (Seal)
(Seal) _____ (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 Floyd C. Chandler and wife, Orene P. Chandler 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 11 day of April, 1972
Nancy K. ... Notary Public.

BOOK 273 PAGE 684