

This instrument was prepared by

(Name) Karl C. Harrison

(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 One Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Herman Cox and wife, Minna L. Cox (herein referred to as grantors) do grant, bargain, sell and convey unto

Lynwood H. Abbott and Betty June Abbott

(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 the southeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30 Township 21 South, Range 2 West, thence run northerly 672.19 feet; thence turn left an angle of 86 deg. 40 $\frac{1}{2}$ min. and run westerly 340.0 feet; thence turn left an angle of 93 deg. 19 $\frac{3}{4}$ min. and run southerly 774.86 feet to the north R/O/W of a Shelby County paved road; thence turn left an angle of 94 deg. 58 min. and run easterly 32.0 feet; thence turn right an angle of 2 deg. 21 min. and run easterly 105.05 feet; thence turn right an angle of 1 deg. 47 min. and run easterly 98.20 feet; thence turn right an angle of 1 deg. 06 min. and run easterly 102.70 feet; thence turn left an angle of 88 deg. 49 min. and run northerly 74.16 feet to the point of beginning. This parcel of land is bounded on the south by the north R/O/W of a Shelby County paved road, being a part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31 and a part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, Township 21 South, Range 2 West and contains 5.94 acres, more or less.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 APR 27 PM 12:05
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CONFIRMATION
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 19th day of April, 1972.

WITNESS:

(Seal)

(Seal)

(Seal)

Herman Cox (Seal)
Minna L. Cox (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Betty A. Crawford, a Notary Public in and for said County, in said State, hereby certify that Herman Cox and wife, Minna L. Cox 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 19th day of April, A. D., 1972

My Commission Expires July 27, 1974 Notary Public.