

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
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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 and the Grantees agreeing to pay one-third DOLLARS of the cost of maintenance & support of the Grantor during her natural life, including, but not restricted to any hospital & medical bills which she might incur, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Nettie Coates, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto James M. Coates and Claudelle Coates,

(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 SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 13, Township 20, Range 3 West, except a 16 foot strip of uniform width running West 11 chains from the Northeast corner thereof N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 13, Township 20, Range 2 West, less property heretofore conveyed to Bobby Martin and Edna Martin.

Section 18, Township 20, Range 2 West, Also SW $\frac{1}{4}$ of NW $\frac{1}{4}$, less property sold to James M. Coates and Claudelle Coates as shown by deed recorded in deed book 230, page 71.

Also except that certain property heretofore sold to Johnny Busby, a portion of which is located in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and a portion in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 18 and which is more particularly described in deed book 261, page 868.

There is also excepted a one acre parcel heretofore sold to W. A. Wilkinson.

There is also excepted a parcel heretofore sold to Don and Marguerite Busby.

It is understood that there is a garage located on the above described property and it is being operated by Billy Ray Coates. He shall have the right to continue the operation of said garage and have the possession of one acre surrounding the garage, which has hertofore been pointed out to him, along with the right of ingress and egress to and from said one acre parcel to the main road. When the said Billy Ray Coates discontinues his operation of said garage for a period of six months, the grantees herein shall assume full possession of said land and building situated thereon.

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 30th day of May, 1972.

WITNESS: (Seal) Mettie Coates (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Mettie Coates, 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 30th day of May, A. D., 1972.
Martha B. Joiner
Notary Public.