

(Name) Karl C. Harrison
(Address) Columbiana, Alabama

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no/100----- DOLLARS

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

Thomas A. Hendrix and wife, Ruth G. Hendrix

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

Ivan Y. Sellers and Marion Frances Sellers

(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:

Commence at the southeast corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3, Township 22 South, Range 2 West and run thence west along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 183.0 feet to an iron pipe; which is the point of beginning of the strip of land herein conveyed; thence turn an angle of 131 deg. 26 min. to the right and run northerly to the south right of way line of County Highway; thence turn an angle of 91 deg. 13 min. to the right and run easterly along the south right-of-way line of said Highway a distance of 16 feet; thence run in a southeasterly direction to the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to a point 60 feet west of the point of beginning; thence run west along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 60 feet to the point of beginning.

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Shelby Cnty Judge of Probate, AL
08/07/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
TO CERTIFY THIS
INSTRUMENT WAS FILED
1972 AUG -7 PM 12:51
REC. BK. 2 PAGE 48 SHOWN ABOVE
U.C.C. FILE NUMBER OR
CORRECTED INSTRUMENT
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 22- day of July, 1972

WITNESS:

(Seal)

(Seal)

(Seal)

Thomas A. Hendrix (Seal)

Ruth G. Hendrix (Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA }
Shelby COUNTY }

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Thomas A. Hendrix and wife, Ruth G. Hendrix 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 22 day of July, A. D., 1972

Notary Public.