

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051



19721027000053200 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/27/1972 12:00:00 AM FILED/CERT

Form 1-15 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,

See Mtg 326-604

That in consideration of SEVEN THOUSAND DOLLARS plus other good and valuable consideration

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

Fermon Foster and wife, Jewel Foster
(herein referred to as grantors) do grant, bargain, sell and convey unto

Tommy K. Peoples and wife, Dorothy P. Peoples
(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:

19 acres located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of S section 34, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Begin at the SW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 34, Township 20 South, Range 1 West; thence east along the south line of said section 34 a distance of 630.56 feet to the point of beginning; thence 90 deg. left and run north for a distance of 238.0 feet; thence 56 deg. 45' left in a northwesterly direction for a distance of 115.6 feet; thence 41 deg. 15' right in a northwesterly direction for a distance of 36.4 feet; thence 68 deg. 34' right in a northeasterly direction for a distance of 186.4 feet; thence 53 deg. 13' left and north for a distance of 580.0 feet to the centerline of the county road which runs from Shelby County Road #47 past a small cemetery known as the Foster Cemetery and/or the Moss Davis Cemetery, and which joins Shelby County Road #34 near the railroad depot in Columbiana; thence east along the centerline of said road a distance of approximately 420 feet to the point where the north line of said $\frac{1}{4}$ $\frac{1}{4}$ Section crosses said road; thence east along the north line of the $\frac{1}{4}$ $\frac{1}{4}$ Section to the NE corner of the $\frac{1}{4}$ $\frac{1}{4}$ Section; thence south to the SE corner of Section 34; thence west along the south Section line to the point of beginning.

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 27th day of October, 1972

9 BOOK PAGE 277
WITNESS:
1972 OCT 27 PM 3:19
U.C.C. FILE NUMBER OR REC. NO. & PAGE AS SHOWN ABOVE
County of Shelby
JUDGE OF PROBATE

Fermon Foster (Seal)
Jewel Foster (Seal)
(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fermon Foster and wife, Jewel Foster whose name S 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 27th day of October, A. D. 1972

Nancy K. Jarman
Notary Public.