

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051



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Shelby Cnty Judge of Probate, AL  
10/27/1972 12:00:00 AM FILED/CERT

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 SEVEN THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Ferman Foster and wife, Jewel Foster  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Aubrey N. Franklin and wife, Elizabeth L. Franklin

(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:

12 acres located in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of 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 $\frac{1}{4}$  of Section 34, Township 20 South, Range 1 West and run north along the west  $\frac{1}{4}$   $\frac{1}{4}$  line 511.50 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 for the point of beginning; thence run back south along said  $\frac{1}{4}$   $\frac{1}{4}$  line to said SW corner the said 511.50 feet; thence East along the south section line of Section 34 for a distance of 630.56 feet; thence 90 deg. left and north for a distance of 238.0 feet; thence 56.45 feet 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 184.4 feet; thence 53 deg. 13' left and north for a distance of 580.0 feet to the centerline of the county road mentioned above; thence left in a southwesterly direction along the centerline of said county road to the point of beginning, being 12 acres, more or less.

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

WITNESS:

Notary Public

Shelby County, Alabama

Subscribed and sworn to before me on this 27th day of October, 1972

My commission expires on

27th day of October, 1972

Notary Public

Shelby County, Alabama

State of Alabama

Shelby County

Notary Public

Shelby County, Alabama

State of Alabama

Shelby County

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Shelby County, Alabama

State of Alabama

Shelby County

Notary Public

Shelby County, Alabama

General Acknowledgment

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

Notary Public

Shelby County, Alabama

State of Alabama

Shelby County

Notary Public

Shelby County, Alabama