

This instrument was prepared by

CORRELL, NEWSOM, ROGERS, HAI & CALTON  
529 Frank Nelson Building  
Birmingham, Alabama

19721204000059530 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
12/04/1972 12:00:00 AM FILED/CERT

(Name).....

(Address).....

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,

*See 1179327-439*

That in consideration of Fourteen thousand & no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Carl E. Roubdioux and wife, Gladys Roubdioux

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

James M. Cowart and wife, Donna J. Cowart

(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:

Tract: No. 1: SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama.

Tract: No. 2: SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama, together with a perpetual easement and right-of-way 15 feet in width for egress and ingress, and for all other lawful purposes, along the West boundary of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section 27, described as follows: Beginning at the NW corner of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama, and run South along the West boundary line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section line for a distance of 668.8 feet to a point on the North line of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section 27; thence turn left an angle of 89 degrees 52 minutes 45 seconds and run a distance of 15.00 feet to a point; thence turn left an angle of 90 degrees 07 minutes 15 seconds and run a distance of 668.82 feet to a point on the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence turn left an angle of 89 degrees 48 minutes 45 seconds and run a distance of 15.00 feet to point of beginning.

Subject to ad valorem taxes for tax year 1973;

\$6,500.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously with delivery of this deed.

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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 30th day of November, 19 72.

WITNESS:  
Dwight Correll (Seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal)  
(Seal)

Carl E. Roubdioux  
Carl E. Roubdioux  
Gladys Roubdioux  
Gladys Roubdioux  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE  
1972 DEC -4 AM 7:43  
INSTRUMENT WAS FILED  
SHELBY CO. ALA.

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carl E. Roubdioux and wife, Gladys Roubdioux 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 30th day of November, A. D., 19 72.

Dwight Correll  
Notary Public.