

This instrument was prepared by



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

(Name) Wade H. Morton, Jr.

(Address) Attorney-at-Law, P.O. Box 1227, Columbiana, Alabama 35051

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 Ten and No/100 (\$10.00)----- DOLLARS

the exchange of deeds and other good and valuable considerations,

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

Mary Frances D. Bailey and husband, Nolan D. Bailey,

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

Willie E. Davis and wife, Wylodene H. Davis,

(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:

Grantor's one-half ($\frac{1}{2}$) interest in and to the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 20, Range 1 West, Shelby County, Alabama, subject to highway right-of-way and subject to the life interest of Lizzie L. Davis, a widow, LESS AND EXCEPT a tract in the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section described as follows: Begin at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 315 feet; thence run South and parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 420 feet; thence run East and parallel to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 315 feet to a point on the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the point of beginning, and containing 3 acres, more or less.

Also all of Grantor's interest in and to a tract in the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 20, Range 1 West, Shelby County, Alabama, and run thence North 420 feet; thence run East 315 feet, more or less, to the West line of the Columbiana - Chelsea paved road, being No. 47; thence run South along the West right of way line of said road to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 315 feet, more or less, to the point of beginning, and containing 3 acres, more or less, which said tract was conveyed to the Grantors herein by the Grantees herein by deed dated March 30, 1968 and recorded in Deed Book 252, at Page 843, in the Office of the Judge of Probate of Shelby County, Alabama.

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 4th day of December, 19 72

BOOK 277 PAGE 583
STATE OF ALABAMA
JUDGE OF PROBATE
U.C.C. FILE NUMBER
REC. BK. & PAGE AS SHOWN
1972 DEC 12 AM 10:53
Clerk of Probate

Mary Frances Bailey (Seal)
Mary Frances D. Bailey

Nolan D Bailey (Seal)
Nolan D. Bailey

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Wade H. Morton, Jr., a Notary Public in and for said County, in said State, hereby certify that Mary Frances D. Bailey and husband, Nolan D. Bailey, 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 4th day of December, A. D. 19 72.

Wade H. Morton, Jr. (Signature)
Notary Public.