



(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) 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,

See Mtg 327-567

That in consideration of TWENTY-FOUR THOUSAND AND NO/100 DOLLARS

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

Leonard K. Peeler, Jr. and wife, Melaine R. Peeler
(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas A. Nelson and wife, Carolyn B. Nelson
(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:

All that part of the SW¹/₄ of the SE¹/₄ of Section 34, T ownship 20 South, Range 1 West, which lies North and West of the County road running from Shelby C ounty Road #47 past a small cemetery known as the Foster Cemetery and/or the Mose Davis Cemetery and joins Shelby C ounty Road #34 at the Railroad Depot in C olumbiana; excepting 13¹/₂ acres conveyed to C. T . Stephenson and Carl W. Rogers described as follows, to-wit:
Begin at the NW corner of SW¹/₄ of SE¹/₄ of said Section 34, and run South along the West line of said forty acres 540.0 feet; thence turn an angle of 90 deg. 30' to the left and run 735.0 feet; thence turn an angle of 89 deg. 30' to the left and run 210.0 feet; thence turn an angle of 89 deg. 30' to the right and run 585.0 feet; thence turn an angle of 89 deg. 30' to the left and run 330.0 feet to the NE corner of said forty; thence run west along the north line of same 1320.0 feet to the point of beginning, being situated in the SW¹/₄ of SE¹/₄ of said Section 34, and containing 13.5 acres.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1972 DEC 11 PM 3:38
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Carolyn B. Nelson
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 4th day of December, 1972.

WITNESS:

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..... (Seal)
..... (Seal)
..... (Seal)

Leonard K. Peeler, Jr. (Seal)
Melaine R. Peeler (Seal)
..... (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leonard K. Peeler, Jr. and wife, Melaine R. Peeler 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 4th day of December, A. D., 1972.

Nancy K. Farmer
Notary Public.