

(Name) WALLACE, ELLIS AND FOWLER

(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,

That in consideration of Five Hundred Dollars and other good and valuable consideration

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

L. C. Payne and wife, Maggie Payne
(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard R. Carroll and wife, Dorothy Carroll
(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:

From the Northwest corner of Section 25, Township 20 South, Range 3 West, run Easterly along the North boundary line of the said Section 25, Township 20 South, Range 3 West for 946.0 feet, more or less, to a point on the East right of way line of the Old U. S. 31 Highway; thence turn an angle of 74 deg. 05 min. to the right and run south-easterly along the East right of way line of said U. S. 31 Highway for 1030.0 feet; thence turn an angle of 71 deg. 40 min. to the left and run Easterly for 368.65 feet to the point of beginning of the land herein described; thence turn an angle of 91 deg. 43 min. 40 sec. to the right and run southerly for 115.35 feet; thence turn an angle of 91 deg. 43 min. 40 sec. to the left and run easterly for 150 feet; thence turn an angle of 88 deg. 16 min. 20 sec. to the left and run northerly for 115.35 feet; thence turn an angle of 91 deg. 43 min. 40 sec. to the left and run westerly for 150.0 feet to point of beginning. This land being a part of the NE¹/₄ of NW¹/₄ of Section 25, Township 20 South, Range 3 West.

As a part of the consideration herefor, grantor herein assumes and agrees to pay as the same becomes due and payable that certain mortgage in favor of Shelby County Savings and Loan Association, the balance due being \$10,685.11.

19721221000061910 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/21/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I HEREBY THIS
INSTRUMENT WAS FILED
1972 DEC 21 AM 9:49
U.C.C. FILE NUMBER OR
REF. BK. & PAGE AS SHOWN ABOVE
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 12th day of December, 1972.

WITNESS:

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that L. C. Payne and wife, Maggie Payne 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 12 day of December, A. D. 1972
Dorothy Henry
Notary Public.
my Commission expires 5/1/73