

This instrument was prepared by

(Name) Wallace, Ellis & Fowler
(Address) Columbiana, Alabama



19730123000003120 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/23/1973 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 THREE THOUSAND, SEVEN HUNDRED FIFTY & NO/100 (\$3,750.00) DOLLARS

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

W. A. Henke and wife, Ola Henke

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

John Ralph Knighten and wife, Olga Bailey Knighten

(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:

Begin at the Northernmost corner of Lot 17 of LaCoosa Estates as recorded in the Probate Office of Shelby County, Alabama in Map Book 5, page 35; thence run Northwesterly along the SW line of North River Drive a distance of 150.00 feet; thence turn an angle of 90 deg. 0 min. to the left and run a distance of 156.00 feet to Contour Line Elevation 397.00; thence run Southeast along said Contour Line a distance of 150.62 feet, more or less, to the Westernly-most corner of said Lot 17; thence run Northeasterly along the line of said Lot 17 a distance of 145.77 feet to the point of beginning. Situated in the SE¹/₄ of NE¹/₄ of Section 13, Township 24 North, Range 15 East.

Subject to same restrictions as recorded in Deed Book 254, page 16, in the Probate Records of Shelby County, Alabama, which shall attach to and run with the land.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
JAN 23 AM 11:45
C.C. FILE NUMBER 178
& PAGE 682 AS SHOWN ABOVE
Candace M. Brown
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 11th day of January, 1973.

WITNESS:

(Seal)

(Seal)

(Seal)

W. A. Henke (Seal)
OLA HENKE
BY W. A. Henke (Seal)
ATTORNEY IN FACT
SEE POWER OF ATTORNEY (Seal)
FILE VOLUME 272 PAGE 682
PROBATE JUDGE'S OFFICE, COLUMBIANA
SHELBY COUNTY, ALABAMA
General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. A. Henke and wife, Ola Henke 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 11th day of January

Ruth J. Brown
Notary Public

BOOK 278 PAGE 288