

This instrument was prepared by

(Name) Wallace, Ellis & Fowler, Attorneys

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama



19730123000003170 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/23/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand Seven Hundred Sixty-eight and 80/100 (\$4768.80) DOLLARS

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

Marvin R. Crowson and wife, Lyndol Crowson

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

William M. Schroeder and wife, Dorothy Louise Schroeder

(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:

Commencing at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama this being the point of beginning; thence run West a distance of 1171.6 feet to the centerline of unpaved County Road; thence run South 47° 45' East along said road a distance of 185.0 feet; thence continue along said road South 82° 00' East a distance of 209.0 feet; thence continue along said road South 67° 00' East a distance of 812.4 feet; thence continue along said road South 41° 30' East a distance of 270.5 feet to a point on the East side of said road; thence run North a distance of 751.2 feet to the point of beginning. This land being and lying in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 22 South, Range 2 West.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 JAN 23 AM 10:42
REC. 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 23rd day of January, 1973.

WITNESS:

(Seal)

Marvin R. Crowson (Seal)
(Marvin R. Crowson)

(Seal)

Lyndol Crowson (Seal)
(Lyndol Crowson)

(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 Marvin R. Crowson and wife, Lyndol Crowson 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 23rd day of January, A. D., 1973

Louise Brasher
Notary Public.