

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
01/24/1973 12:00:00 AM FILED/CERT

(Name) Wade H. Morton, Jr.

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

Form 1-15 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 One Thousand Five Hundred and No/100 (\$1,500.00)----- DOLLARS

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

Lillie Merrell, a widow,

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

Robert L. Boyles and wife, Eva B. Boyles,

(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:

A Lot in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the NE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 1; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 504.10 feet; thence turn an angle of 103 deg. 32 min. to the left and run a distance of 578.90 feet; thence turn an angle of 24 deg. 18 min. to the right and run a distance of 378.49 feet to the point of beginning; thence turn an angle of 76 deg. 48 min. to the left and run a distance of 242.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 180.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 242.00 feet to the East R.O.W. of a paved County Hwy.; thence turn an angle of 90 deg. 00 min to the right and run along said R.O.W. line a distance of 180.00 feet to the point of beginning, and containing 1.00 acres, more or less.

Subject to the following exceptions, reservations, liens and other encumbrances:

1. Right-of-way Deed to Shelby County for a public road, as shown by that certain instrument dated January 21, 1954 and recorded in Deed Book 164, at Page 502, in the Office of the Judge of Probate of Shelby County, Alabama.

2. Ad valorem taxes for the tax year 1973, which became a lien on this property on October 1, 1972, but which are not due and payable until October 1, 1973.

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, I have hereunto set my hand(s) and seal(s), this 13th.

day of January, 1973.

WITNESS:

(Seal)

Lillie Merrell

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Patricia H. Johnson, a Notary Public in and for said County in said State, hereby certify that Lillie Merrell, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th. day of January

A. D. 1973

Patricia H. Johnson
Notary Public.

BOOK 278 PAGE 326

STATE OF ALA. SHELBY CO.
WITNESS:
INSTRUMENT WAS FILED
1973 JAN 24 AM 9:59
U.C.C. FILE NUMBER OR
REC. NO. & PAGE AS SHOWN ABOVE
County of Shelby
JUDGE OF PROBATE