

This instrument was prepared by

(Name)

(Address)

Form 1-1-5 Rev. 1-66

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



19730131000004570 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/31/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One (\$1,00) and other valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Anderson Duncan and wife Hazel Duncan

(herein referred to as grantors) do grant, bargain, sell and convey unto Larry R. Rollan and wife Mary E. Rollan

(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 part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 15, Tsp. 21, R 3W, and described as follows: From a point 660 ft. East of the NW corner of said 40 acres run East along the North line of said 40 acres 400 ft; Thence South and parallel with the West line of said 40 acres 295 ft. to a point of beginning of the property herein described; Thence continue South and parallel with the West line of said 40 acres, 105 ft.; Thence West and parallel with the North line of said 40 acres, 210 ft.; Thence North and parallel with the West line of said 40 acres 105 ft.; Thence East and parallel with the North line of said 40 acres 210 ft. to the point of beginning. Containing $\frac{3}{4}$ acres more or less and situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 JAN 31 AM 10:46
UCC FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cora M. McArthur
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 31 day of October, 1972

WITNESS:

(Seal) _____
(Seal) _____
(Seal) _____

Anderson Duncan (Seal)
Hazel Duncan (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 Anderson Duncan and wife Hazel Duncan 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of October, A. D., 1972

Donald A. Perkins
Notary Public.

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