

This instrument was prepared by

(Name) Karl C. Harrison
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Columbiana, Alabama 35051

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Shelby Cnty Judge of Probate, AL
02/14/1973 12:00:00 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jerry C. Stafford and wife, Sharon Stafford

(herein referred to as grantors) do grant, bargain, sell and convey unto
Paul L. McPherson and Joy F. McPherson

(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 SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West more particularly described as follows; Start at the Southeast corner of Section 15, Township 19 South, Range 2 West and run West a distance of 621.65 feet; thence turn right 89 deg. 52 min. and run in a Northerly direction a distance of 274.01 feet for the point of beginning; thence continue on same course a distance of 163.44 feet; thence turn right 93 deg. 56 min. and run in an Easterly direction a distance of 287.22 feet to the West R.O.W. line of a County Road; thence turn right 86 deg. 39 min. and run in a Southerly direction along West R.O.W. line of said County road a distance of 163.50 feet; thence turn right 93 deg. 23 min. and run in a Westerly direction a distance of 285.56 feet back to the point of beginning, containing 1.1 acres.

Subject to restrictive covenants filed for record on November 8, 1971, recorded in Deed Book 271 page 46 in Probate Office.

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 day of Feb, 1973.

WITNESSES:

(Seal) Jerry C. Stafford (Seal)
(Seal) Sharon Stafford (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, Ernestine S. Stafford, a Notary Public in and for said County, in said State, hereby certify that Jerry C. Stafford and wife, Sharon Stafford 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 2nd day of February, A. D., 1973.
Ernestine S. Stafford
Notary Public.