

This instrument was prepared by Karl C. Harrison, Attorney at Law
Columbiana, Alabama 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

3696

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One and no/100 Dollars to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Jan Iris Dickerson, a minor whose disabilities of nonage have been removed, (herein referred to as grantor) do grant, bargain, sell and convey unto Rosa D. Kendrick and husband, M. A. Kendrick (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:

The West 14 acres of the North 24 acres of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 20, Range 2 West. Also 10 acres of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 2, Township 20, Range 2 West, described as follows: From the Northeast corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 2, Township 20, Range 2 West run due South 792 feet to the point of beginning. Continue South 330 feet; thence due West 1320 feet; thence North 330 feet; thence East 1320 feet to the point of beginning.

Also a tract of land located in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 20, Range 2 West more particularly described as follows: From the NW corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 2, Township 20, Range 2 West run South along the West boundary line of the said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 2, Township 20, Range 2 West for a distance of 215.4 feet more or less to a point on the South R/O/W line of the Seaboard Coastline Railroad, said point being the point of beginning of the tract herein described. Continue South for a distance of 451 feet; thence turn an angle of 62 deg. 10 min. to the right and run a distance of 546 feet; thence turn an angle of 76 deg. 40 min. to the right and run for a distance of 322 feet more or less to a point on the South boundary line of the Seaboard Coastline Railroad R/O/W; thence run in an Easterly direction along the South R/O/W of the Seaboard Coastline Railroad to the point of beginning. This tract of land being located in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 20, Range 2 West and containing 5.1 acres more or less.

This property being parts of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 20, Range 2 West and containing 29 acres, more or less.

EXCEPTING Right of Way of Simmsville Highway and Right of Way of Seaboard Coastline Railroad.

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 do, for myself, and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise



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noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal, this the 22 day of February, 1973.

Jan Iris Dickerson
Jan Iris Dickerson

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, Robert W. Moore, a Notary Public in and for said County, in said State, hereby certify that Jan Iris Dickerson, a minor whose disabilities of nonage have been removed, 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 22 day of FEBRUARY, 1973.

Robert W. Moore
Notary Public
My Commission Expires July 17, 1973

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STATE OF ALABAMA
NOTARY PUBLIC
I CERTIFY THIS
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