

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

2935

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, *See mtg 329-544*

That in consideration of Six Thousand, Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Violet Walker Caffee, a widow, (whose husband Walter M. Caffee died on Feb. 5, 1969) (herein referred to as grantors) do grant, bargain, sell and convey unto Thoris N. Mann and Cheri W. Mann

(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:

All that part of the West 330 feet of the SW 1/4 of SW 1/4 of Section 28, Township 19, Range 2 East, which lies south of the Florida Short Route Highway, except that certain lot 50' by 150' which was conveyed to W. J. Hall on August 13, 1945, by deed recorded in Deed Book 124 page 140 in the Probate Records of Shelby County, Alabama.

All that part of the NW 1/4 of SW 1/4 that lies south of the Florida Short Route Highway (U.S. 280) in Section 28, Township 19, Range 2 East.

BOOK 279 PAGE 245

19730319000014870 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
03/19/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.  
NOTARY PUBLIC  
Blenda J. Hall  
MARCH 19 11 51 AM '73

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 March, 19 73.

WITNESS:

(Seal)  
(Seal)  
(Seal)

*Violet Walker Caffee*  
Violet Walker Caffee (Seal)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, *Blenda J. Hall*, a Notary Public in and for said County, in said State, hereby certify that *Violet Walker Caffee, 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 *16th* day of *March*

*Blenda J. Hall*  
Notary Public

NOTARY PUBLIC  
Blenda J. Hall  
A. D. 1973

My Commission Expires November 8, 1975