

This instrument was prepared by

(Name) Karl C. Harrison

Attorney at Law

(Address) Columbiana, Alabama 35051

mtg 15,000

95

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 Eighteen Thousand Five Hundred and no/100 DOLLARS

see mtg 329 -

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Emmett E. Oaks and wife, Opal G. Oaks

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

Michael E. Chandler and Billie G. Chandler

(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 $SW\frac{1}{4}$ of Section 2, Township 24, Range 13 East, described as follows: Commence at the northwest corner of $SE\frac{1}{4}$ of $SW\frac{1}{4}$ of said Section 2 and run east along north line of said $\frac{1}{4}$ Section a distance of 607.71 feet to east right of way line of L & N Railroad for point of beginning of tract herein described; thence continue east along north line of said $\frac{1}{4}$ Section a distance of 294.47 feet; thence turn an angle of 89 deg. 36 min. to right and run a distance of 536.95 feet; thence turn an angle to the right of 93 deg. 01 min. and run 297.38 feet to east right of way line of L & N Railroad; thence turn an angle to the right of 81 deg. 59 min. and run north along east right of way line of said L & N Railroad a distance of 497.57 feet to the point of beginning.



19730330000017150 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/30/1973 12:00:00 AM FILED/CERT

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

March 30 1973

12:15 P. M

RECORDED & \$ MTG TAX

\$350 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Jenkins

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

30th

day of March, 19 73.

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

Emmett E. Oaks

Emmett E. Oaks

Opal G. Oaks

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, Martha B. Jensen

General Acknowledgment

herby certify that Emmett E. Oaks and wife, Opal G. Oaks 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

30

day of

A. D. 19 73.

Martha B. Jensen

Notary Public