

This instrument was prepared by

(Name) Hewitt L. Conwill, Attorney At Law

(Address) Columbiana, Alabama 35051

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,

4525

That in consideration of One and No/100 and other valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Peryar McCrimon and wife, Ada McCrimon

(herein referred to as grantors) do grant, bargain, sell and convey unto Thomas Threatt and wife, Ruth L. Threatt

(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:

Commence at the SW corner of Section 18, Township 19 South, Range 3 East; thence run East along the South line of Section 18 a distance of 1284.40 feet; thence turn an angle of 88 degrees 30 minutes to the left and run a distance of 28 feet to the North R.O W. line of County Highway No. 62; thence continue in the same direction a distance of 210.0 feet; thence turn an angle of 90 degrees 41 minutes to the left and run a distance of 210.00 feet to the point of beginning; thence turn an angle of 89 degrees 41 minutes to the left and run a distance of 210 feet to the North right of way line of said County Highway No. 62; thence run West along the North line of said Highway a distance of 210 feet to a point; thence turn right and run North parallel with the East line of this lot a distance of 210 feet to a point; thence run East parallel with the North line of said Highway a distance of 210 feet to the point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
April 6 1973 11 PM
RECORDED & INDEXED TAX
& S. 50
PD. CIV. COURT

C. M. Jacobs
JUDGE OF PROBATE



19730406000018610 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/06/1973 12:00:00 AM FILED/CERT

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BOOK

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 March day of 19 73

WITNESS:

(Seal)
(Seal)
(Seal)

Peryar McCrimon (Seal)
Peryar McCrimon
Ada McCrimon (Seal)
Ada McCrimon (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 Peryar McCrimon and wife Ada McCrimon 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 3 day of March A. D. 19 73

Conwill filed May 6, 1976

[Signature] Notary Public.