

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
04/16/1973 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 Ten 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,
Jerry C. Stafford and wife, Sharon Stafford

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

James R. Hollingsworth, Jr. and June B. Hollingsworth

(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 SE 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 110.57 feet for the point of beginning; thence continue on same course a distance of 163.44 feet; thence turn right 93 deg. 58 min. and run in an Easterly direction a distance of 285.56 feet to the West R.O.W. line of a County Road; thence turn right 86 deg. 37 min. and run in a Southerly direction along West R.O.W. line of said County Road a distance of 163.51 feet; thence turn right 93 deg. 26 min. and run in a Westerly direction a distance of 283.90 feet back to the point of beginning, containing 1.1 acres.

Also, a part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West and 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 NE corner of Section 22, Township 19 South, Range 2 West and run West a distance of 621.65 feet to the point of beginning; thence turn left 86 deg. 46 min. and run in a Southerly direction a distance of 52.85 feet; thence turn left 89 deg. 21 min. and run in an Easterly direction a distance of 285.33 feet to the West R.O.W. line of a County Road; thence turn left 93 deg. 26 min. and run in a Northerly direction along West R.O.W. line of said County Road a distance of 163.51 feet; thence turn left 86 deg. 34 min. and run in a Westerly direction a distance of 283.90 feet; thence turn left 94 deg. 01 min. and run in a Southerly direction a distance of 110.57 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 the Probate Office of Shelby County, Alabama.

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 14th day of April, 19 73

WITNESS:

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

April 16 19 73 (Seal)

RECORDED & \$ (Seal)

\$ 10.50 DEED TAX (Seal)
PD. ON THIS INSTRUMENT

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

General Acknowledgment

STATE OF ALABAMA

SHELBY

COUNTY

JUDGE OF PROBATE

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Jerry C. Stafford and wife, Sharon Stafford whose name S 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 14 day of April, A. D., 19 73.

Martha B. Joiner
Notary Public.