

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Dolumbiana, Alabama



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Shelby Cnty Judge of Probate, AL
05/03/1973 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, *See Mtg 330 - 622*

That in consideration of Twenty-three Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John L. Helton and wife, Martha T. Helton

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

Charles Edward Daviston and Shirley F. Daviston

(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 parcel of land situated in the NE $\frac{1}{4}$ of Section 11, Township 24 North, Range 12 East, described as follows:

Plot 1: Commence at the NE corner of Section 11 and go south 3 deg. 45 min. east along the east boundary of said section 1780.0 feet; thence north 46 deg. 45 min. west for 114.70 feet; thence south 62 deg. 00 min. west for 223.70 feet; thence north 3 deg. 45 min. west for 145.0 feet; thence south 76 deg. 41 min. west for 50.0 feet to the point of beginning; thence continue along this line for 165.00 feet; thence south 3 deg. 45 min. east for 200.0 feet; thence north 76 deg. 41 min. east for 165.0 feet; thence north 3 deg. 45 min. west for 200.0 feet to the point of beginning.

Plot 2: Commence at the northeast corner of Section 11 and go south 3 deg. 45 min. east along the east boundary of said Section 1780.0 feet; thence north 46 deg. 45 min. west for 114.70 feet; thence south 62 deg. 00 min. west for 223.70 feet; thence north 3 deg. 45 min. west for 145.0 feet; thence south 76 deg. 41 min. west for 215.0 feet to the point of beginning; thence continue along this line for 173.0 feet; thence south 3 deg. 45 min. east for 286.0 feet; thence north 86 deg. 30 min. east for 332.30 feet; thence north 3 deg. 26 min. west for 143.64 feet; thence south 76 deg. 41 min. west for 165.0 feet; thence north 3 deg. 45 min. west for 200.0 feet to the point of beginning.

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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 13 day of April, 1973

WITNESS:

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

Jean Adams

May 3 (Seal) 13

John L. Helton (Seal)

Susan Sullivan

RECORDED & \$ (Seal) MTG TAX

Martha T. Helton (Seal)

\$ 50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT. (Seal)

TEXAS
STATE OF ALABAMA

Shelby COUNTY

Conrad M. Fowler

JUDGE OF PROBATE

General Acknowledgment

I, *Lynn D. Talbert*, a Notary Public in and for said County, in said State, hereby certify that *John L. Helton and wife, Martha T. Helton* 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 13 day of April, A. D., 1973

L. D. Talbert
Notary Public.