

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER

(Address) Columbiana, Alabama 35051



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Shelby Cnty Judge of Probate, AL
05/04/1973 12:00:00 AM FILED/CERT

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

5323

That in consideration of TEN and no/100 (\$10.00) DOLLARS

and other valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ruben P. Waddell and wife, Verna J. Waddell

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

Robert L. Cook and wife, Vaudell Cook

(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 NW corner of Sec. 27, T-20-S, R-1-E, thence run South along the West line of said section a distance of 40.04 ft. to the South R.O.W. line of a paved County Highway and the point of beginning. Thence continue South along the West line of said section a distance of 1124.46 ft. to the NW R.O.W. line of a paved County Highway, thence turn an angle of 149 deg. 20 min. to the left and run along said R.O.W. line a distance of 1226.00 ft. Thence turn an angle of 56 deg. 45 min. 52 sec. to the left and run along said R.O.W. a distance of 75.16 ft., thence turn an angle of 63 deg. 40 min. 08 sec. to the left and run along said R.O.W. a distance of 592.25 ft. to the point of beginning. Situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 27, T-20-S, R-1-E. Shelby County, Ala. Containing 8.52 acres.

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

May 4 1973 10:00AM

RECORDED & \$ MTG TAX

\$ 100 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler

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 4th day of May, 1973

WITNESS:

(Seal)

(Seal)

(Seal)

Ruben P. Waddell (Seal)

Verna J. Waddell (Seal)

(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 Ruben P. Waddell and wife, Verna J. Waddell 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 4th day of May, A. D., 1973

Conrad M. Fowler, Jr.
Notary Public.

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