

This instrument was prepared by

(Name) Wallace, Ellis & Fowler, Attorneys

(Address) Columbiana, Alabama

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Shelby Cnty Judge of Probate, AL
05/23/1973 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,

That in consideration of EIGHT THOUSAND AND NO/100 (\$8,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Thomas Virgle Mann and wife, Josephine W. Mann

(herein referred to as grantors) do grant, bargain, sell and convey unto Roderick R. Pair, Sr. and wife, Darla J. Pair

(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:

Begin at the NW corner of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama, and run North 89 deg. 57 min. 08 sec. East a distance of 19.6 feet to the point of beginning; thence continue along the last said course for 853.53 feet to a branch; thence run South 43 deg. 07 min. 33 sec. East along the branch a distance of 98.46 feet; thence South 36 deg. 00 min. 00 sec. West along the branch a distance of 50.12 feet; thence South 03 deg. 52 min. 03 sec. West along the branch a distance of 42.17 feet; thence South 52 deg. 42 min. 08 sec. East along the branch a distance of 95.63 feet; thence South 53 deg. 36 min. 46 sec. West along the branch a distance of 59.85 feet; thence South 23 deg. 48 min. 29 sec. West along the branch a distance of 19.96 feet; thence South 06 deg. 27 min. 26 sec. East along the branch a distance of 21.20 feet; thence South 47 deg. 19 min. 40 sec. West along the branch a distance of 140.01 feet; thence South 04 deg. 12 min. 07 sec. West along the branch a distance of 75.69 feet; thence South 45 deg. 16 min. 24 sec. West along the branch a distance of 87.87 feet; thence North 48 deg. 07 min. 39 sec. West along the branch a distance of 59.14 feet; thence South 51 deg. 51 min. 36 sec. West along the branch a distance of 65.15 feet; thence South 00 deg. 50 min. 36 sec. East along the branch a distance of 78.57 feet; thence North 89 deg. 57 min. 07 sec. West a distance of 356.49 feet; thence South 00 deg. 50 min. 36 sec. East a distance of 50 feet; thence 89 deg. 57 min. 07 sec. West a distance of 293 feet to an existing fence; thence North 00 deg. 16 min. 24 sec. East a distance of 647.64 feet to point of beginning. Situated in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama.

EXCEPT that portion, if any, as right of way for U. S. Highway #280.

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 19 day of May, 1973.

BOOK 280 PAGE 446
STATE OF ALABAMA
INSTRUMENT WAS FILED
1973 MAY 23 11:11:10
U.C.C. FILE NUMBER OR
REC. DIC. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
C. J. McRae

(Seal)

(Seal)

(Seal)

Thomas Virgle Mann (Seal)
Josephine W. Mann (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Virgle Mann and wife, Josephine W. Mann 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 19 day of May, A. D., 1973.

Nancy K. Jarman
Notary Public.