

This instrument was prepared by

(Name) Charles E. Caffee

(Address) 3045 Montgomery Highway, Birmingham, Alabama 35209

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

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand Eight Hundred Forty-Four and 39/100 (\$3,844.39) DOLLARS and the assumption of hereinafter described mortgage which grantees assume and agree to pay to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Caleb E. Anderson and wife, Bettie C. Anderson

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

Walter Huey Sullens and wife, Earlene Sullens

(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:

Parcel 2: Part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 5, Township 21 South, Range 4 West, Shelby County, Alabama, said part being more particularly described as follows: From the Northwest corner of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$, run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 189.73 feet to the point of beginning; thence turn an angle to the left of 89 deg. 22' and run East for a distance of 1265.66 feet to the West line of a public road; thence turn an angle to the right of 78 deg. 23' and run Southeasterly along the West line of said road right-of-way for a distance of 193.79 feet; thence turn an angle to the right of 101 deg. 38' and run Westerly for a distance of 1302.58 feet to a point on the West line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence run North along said West line for 189.74 feet to the point of beginning. Minerals and mining rights excepted.

Subject to ad valorem taxes for the current year, 1973.

Also subject to easements, rights of way, restrictions or limitations of record, if any.

Also subject to mortgage from Jackie W. Boswell and wife, Virginia O. Boswell to Norman R. Johnson dated January 19, 1972, and recorded in Mortgage Book 320, at Page 726, in said Probate Records, securing a principal sum of \$5,000.00. Present mortgage balance is \$4,655.61.



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Shelby Cnty Judge of Probate, AL
05/31/1973 12:00:00 AM FILED/CERT

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 6th

day of April, 1973.

(Seal)

(Seal)

(Seal)

(Caleb E. Anderson) (Seal)

(Bettie C. Anderson) (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caleb E. Anderson and wife, Bettie C. Anderson 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 6th day of April, A. D., 1973.

Elizabeth S. Hawkins
Notary Public.