

This instrument was prepared by

(Name) Karl C. Harrison
Attorney at Law
(Address) Columbiana, Alabama 35051

6763

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 Eleven Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Mera N. Shinn, a widow

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

Leonard Cecil Giddens and Zola Mae Giddens

(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 point of intersection of the north boundary of NE $\frac{1}{4}$, Section 2, Township 21, Range 3 West and the west R.O.W. line of the north bound tract of L & N Railroad; thence south 5 deg. 42 min. west along said west tract R.O.W. line a distance of 428.82 feet to a point; thence north 89 deg. 01 min. west a distance of 15.49 feet to the point of beginning; thence continue north 89 deg. 01 min. west along the south boundary of Maxwell Street a distance of 143.0 feet to a point; thence south 1 deg. 32 min. east a distance of 112.50 feet to a point on the North boundary of the Alice Adkins lot; thence south 89 deg. 04 min. east along north boundary of Alice Adkins lot, which boundary is marked by a hedge row, 129.74 feet to a point on west margin of public street; thence north 5 deg. 14 min. east along said west margin of a public street a distance of 112.50 feet to the point of beginning. There is excepted herefrom the right of way of any public road or alley.

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Shelby Cnty Judge of Probate, AL
06/27/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 JUN 27 AM 11:34
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Gerald M. Thomas
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, I have hereunto set my hand(s) and seal(s), this 20 day of June, 19 73.

WITNESS:

Kathryn M. Thomas (Seal)

(Seal)

(Seal)

Mera N. Shinn (Seal)
Mera N. Shinn

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, Kathryn M. Thomas, a Notary Public in and for said County, in said State, hereby certify that Mera N. Shinn, a widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of June, A. D., 19 73.

Kathryn M. Thomas
Notary Public.

My Commission Expires October 1, 1975