

This instrument was prepared by

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Columbiana, Alabama 35051

7/50

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 One and no/100 Dollars and other good and valuable consideration ~~DOLLARS~~

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James L. King and wife, Rose Marie King

(herein referred to as grantors) do grant, bargain, sell and convey unto
Daniel H. Standifer and wife, Connie Standifer

(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 part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West, more particularly described as follows: Commencing at the Northwest corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 23 and run in a Southerly direction along the West boundary line of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 23 a distance of 979.94 feet; thence turn an angle of 89 deg. 51 min. to left and run Easterly 788.94 feet to point of beginning of tract herein described; thence turn an angle to right of 89 deg. 49 min. 20 sec. and run 244.81 feet; thence turn an angle to left of 89 deg. 36 min. 20 sec. and run 290.10 feet; thence turn an angle to left of 81 deg. 46 min. and run 80.0 feet; thence turn an angle to right of 20 deg. 31 min. 40 sec. and run 74.56 feet to the Southeast corner of the William S. and Edna Sue Smith lot; thence turn an angle of 97 deg. 44 min. to the left and run in a Northeasterly direction along the South boundary of said Smith Lot 122 feet; thence turn an angle of 84 deg. 27 min. to the right and run in a Northeasterly direction a distance of 65.25 feet to a point; thence run West 217.77 feet to the point of beginning.

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19730713000039760 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/13/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 JUL 13 AM 11:45
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
General Acknowledgment
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 27th day of February, 19 73

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

James L. King (Seal)
Rose Marie King (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Wayne M. Smith, a Notary Public in and for said County, in said State, hereby certify that James L. King and wife, Rose Marie King 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 27th day of February, A. D., 19 73.

Wayne M. Smith
Notary Public.