

This instrument was prepared by

(Name) Warren G. Smith

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Shelby Cnty Judge of Probate, AL
07/25/1973 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 One Hundred and 70/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
R. W. Gafnea and wife, Gwen L. Gafnea

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

Frank R. Parrish and wife, Mary A. Parrish

(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 point of intersection of NE-SW and NW-Se diagonal lines crossing the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15, Tp. 19 S, R 2 W, of Huntsville Principal Meridian, Shelby County, Alabama, crossing point being the mid point of said Quarter Quarter Section; thence Northeasterly along the NE-SW diagonal line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 208.71 feet to point of beginning of parcel herein described; thence continue along said course to the intersection of said line with the south right of way of paved Shelby County Highway; thence in a Southwesterly direction along the south right of way of said paved County Highway to an iron pin being a point on said highway measured at right angles from said NE-SW diagonal line at the point of beginning on said diagonal line; thence Southeast and parallel with the NW-SE diagonal line of said forty, to the point of beginning.

Also a 14 foot easement for a driveway over and across the property of the grantor to land being conveyed to grantee, said easement being of uniform width of 14 feet, being 7 feet on either side of a center line described as follows: Commence at the Northermost corner of the lot herein described and conveyed and thence run Southeasterly along the NE boundary of said lot, 7 feet to the point of beginning of said center line; thence NE and parallel with the said NE-SW diagonal line of said Quarter Quarter Section to a point where said center line intersects the SE boundary of Valley-Dale Highway. The Northermost and Southernmost termini of said center line being marked by an iron pin.

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 25th day of July, 19 73

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALA. SHELBY CO. JUDGE OF PROBATE
I CERTIFY THIS INSTRUMENT WAS FILED
JUL 25 PM 10:25
U.C.C. FILE NUMBER OR REC. NO. & PAGE AS SHOWN ABOVE
Coxsack, M. Gafnea

STATE OF ALABAMA
SHELBY COUNTY

(the undersigned), a Notary Public in and for said County, in said State, hereby certify that R. W. Gafnea and wife, Gwen L. Gafnea 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 25th day of July, A.D. 19 73

Notary Public.