

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

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 TEN DOLLARS Plus the assumption of hereinafter described mortgage DEEDS

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

A. C. Crocker and wife, Lillian Crocker

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

William L. Crocker and wife, Martha Crocker

(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 SW¹/₄ of SE¹/₄ of Section 35, Township 21 South, Range 3 West, more particularly described as follows: Commencing at a point on the East right of way line of Montevallo-Siluria Highway, which point is 420 feet North of South line of said forty, being on the North line of 4 acre tract known as Graveyard tract; thence run in a Northerly direction along East line of said Highway 150 feet to the South line of Jimmy Spain lot; thence East and parallel with South line of said forty and along the South line of Spain lot a distance of 294 feet; thence in a southerly direction and parallel with East R.O.W. of said Highway a distance of 150 feet; thence West along the North side of Graveyard 4 acres a distance of 294 feet to point of beginning.

Subject to right of egress and ingress in favor of grantors to remaining property of grantors, said easement being over the North 30 feet of the above described property and the East 30 feet thereof.

As a part of the consideration for this conveyance grantees assume responsibility for paying \$8,000.00 principal plus interest thereon of the larger mortgage being this date executed by grantors in favor of Anniston Production Credit Association.



19730807000044570 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/07/1973 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 7th day of August, 1973.

WITNESS:

(Seal) (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. C. Crocker and wife, Lillian Crocker 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 7th day of August, A. D., 1973.

Notary Public.