

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
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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 the hereinafter described Mortgage

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

Terry Olon Fant and wife, Janice Fant

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

A. B. Carder and wife, Gladys C. Carder

(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 Northeast corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East; thence South along East boundary of said Section 1, 754.8 feet; thence 141 deg. 31' right (which is North 38 deg. 29' West) 184.2 feet to the point of beginning of the lot herein conveyed; and from said point of beginning thence 51 deg. 31' left 100 feet; thence 90 deg. 00' left 150 feet; thence 90 deg. 00' left 100 feet; thence 90 deg. 00' left 150 feet to the point of beginning.

The North 8.5 feet of the above described lot (uniform in width) is subject to an easement held by the public for a road.

Commence at the NE corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East; thence South along East boundary of said Section 1, 754.8 feet; thence 141 deg. 31' right (which is North 38 deg. 29' West) 184.2 feet to the point of beginning of the lot herein described, said point of beginning, also being the Northeast corner of a lot previously conveyed to Pate Lovett and Elma Lovett, as shown at page 182 of Deed Book 190, Office of Judge of Probate of Shelby County, Alabama; thence 141 deg. 31' left along the East line of said Pate Lovett and Elma Lovett lot 150 feet to the SE corner of said lot; thence 90 deg. 00' left 94.2 feet to a point on the West right of way of a paved road; thence 87 deg. 42' left along said west right of way of said road 150.0 feet to a point; thence 92 deg. 18' left 100.5 feet to the point of beginning.

The North 8.5 feet of the above described lot (uniform width) is subject to an easement held by the public for a road.

Subject to easements and rights of way of record.

Grantees herein assume and agrees to pay as the same becomes due that certain mortgage in favor of Shelby County Savings & Loan Association recorded in Mortgage Book 328, page 165, in the Probate Records of Shelby County, Alabama.

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, w.e. have hereunto set our hand(s) and seal(s), this 27 day of August, 1973

WITNESS

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
DEED BOOK 1973 SEP - 4 PM 2:33

U.C.C. FILE NUMBER OR
REG. NO. & PAGE AS SHOWN ABOVE

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Terry Olon Fant (Seal)

Janice Fant (Seal)

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry Olon Fant and wife, Janice Fant 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 27 day of August, A. D., 1973

Nancy H. Jarmon
Notary Public.