

This instrument was prepared by



19730917000052090 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/17/1973 12:00:00 AM FILED/CERT

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) P. O. Box 1227, Columbiana, Alabama 35051

Form 1-1-7 Rev. 1-66

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHT THOUSAND AND NO/100 (\$8,000.00) DOLLARS

to the undersigned grantor, Raines Brothers, Inc., a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

George N. Bibb and wife, Frances D. Bibb,

(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:

That part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 West, Shelby County
Alabama, described as follows: Begin at Northeast corner of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section
21; thence South 2 deg. 45 min. East and run along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for
a distance of 330.0 feet to a stake; thence South 89 deg. 45 min. West and run a distance
of 660.0 feet to a stake; thence North 2 deg. 45 min. West and run a distance of 330.0
feet to a stake on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence North 89 deg. 45 min. East
and run along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 660.0 feet to a stake
being the point of beginning. Containing 5 acres, more or less, and lying in the
Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 330 feet North and South and 660 feet East and West.
LESS AND EXCEPT that part thereof heretofore conveyed by that certain deed dated
October 5, 1959 and recorded in Deed Book 205, at Page 363, in the Office of the Judge
of Probate of Shelby County, Alabama, which excepted part is described therein as follows,
to-wit: Commencing at the Northeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township
19, Range 2 West; run thence South 2 deg. 45 min. East a distance of 330.0 feet to the
Southeast corner of grantor's property; run thence South 89 deg. 45 min. West a distance
of 240.0 feet to point of beginning of lot herein described; thence continue South 89 deg.
45 min. West a distance of 420.0 feet to the Southwest corner of grantor's property; run
thence North 2 deg. 45 min. West along the West boundary line of grantor's property a
distance of 210.0 feet; run thence North 89 deg. 45 min. East a distance of 420.0 feet;
run thence South 2 deg. 45 min. East 210.0 feet to the point of beginning, containing
2 acres, more or less.

Subject to the following encumbrances and easements:

1. Taxes for 1973 and subsequent years.
2. Easements and permits to Alabama Power Company as shown by the following instruments
recorded in the Office of the Judge of Probate of Shelby County, Alabama: dated February
10, 1948 and recorded in Deed Book 133, at Page 177; and dated August 1, 1955 and recorded
in Deed Book 175, at Page 282. (EASEMENTS CONTINUED ON REVERSE SIDE)

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Owen H. Raines,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26 day of July 19 73

Raines Brothers, Inc., a Corporation

ATTEST:

J. T. Barnes
Secretary

By Owen H. Raines
President

STATE OF Alabama
COUNTY OF Jefferson

a Notary Public in and for said County in said

I, Willie Maye McCoy,
State, hereby certify that Owen H. Raines,
whose name as President of Raines Brothers, Inc.,
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation, Raines Brothers, Inc., a Corporation.

Given under my hand and official seal, this the 26 day of July

19 73

Willie Maye McCoy
Notary Public

3. Easement for a 15-foot right-of-way granted to Claude F. Rutherford and wife, Blanche P. Rutherford, by that certain deed dated October 5, 1959 and recorded in Deed Book 205, at Page 363, in said Probate Records.

Return to: **WADE H. MORTON, JR.**
ATTORNEY-AT-LAW
MAIN STREET
P. O. BOX 1227
COLUMBIANA, ALA. 35051

George N. Butler
P.O. Box 11
Alabama
WARRANTY DEED

(Corporate form, jointly for life with remainder to survivor)

STATE OF ALABAMA
COUNTY OF

19730917000052090 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/17/1973 12:00:00 AM FILED/CERT

Recording Fee \$ ~~1.00~~
Deed Tax \$ ~~1.00~~

This form furnished by

Lawyers Title Insurance Corporation
TITLE INSURANCE
BIRMINGHAM, ALABAMA

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Johnson
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
Deed Book 205
1973 SEP 17 AM 8:22