

(Name) Frances E. Farris, 511 So. 20th St., Birmingham, Ala.

(Address) 31

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

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty two thousand five hundred and no/100----- (\$42,500.00) DOLLARS

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

William J. Acton and wife, Martha E. Acton

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

Kenneth C. McCourt and wife, Peggy J. McCourt

(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 N 1/2 of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Begin at the NE corner of the SW 1/4 of NW 1/4 of said Section 3, thence West along the North line of same a distance of 206.28 feet; thence 90° 34' to the left in a southerly direction a distance of 115.00 feet; thence 89° 26' to the left in a Easterly direction a distance of 252.63 feet to the Westerly right of way line of Old Caldwell Mill Road, said point on a curve to the right having a central angle of 1 deg. 20', a radius of 1076.92 feet; thence 111 deg. 15' to the left in a Northwesterly direction along the arc of said curve a distance of 25.06 feet to the point of tangent; thence along said tangent a distance of 97.66 feet; thence 69 deg. 25' to the left in a Westerly direction a distance of 4.00 feet to the point of beginning. Mineral and mining rights excepted.

\$36,000⁰⁰ of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1973 OCT -2 AM 8:42
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carnell M. Edwards
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 ~~x~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~they~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 28th day of September, 1973

WITNESS:

(Seal)

(Seal)

(Seal)

William J. Acton (Seal)
(William J. Acton)

Martha E. Acton (Seal)
(Martha E. Acton)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William J. Acton and wife, Martha E. Acton 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 28th day of September, A. D. 1973

Notary Public.

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