

This instrument was prepared by:

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
David H. Hancock and wife, Vera L. Hancock

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

Charles E. Seales and Martha E. Seales

(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 E $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and a part of the W $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3, Township 24 North, Range 13 East, described as follows: Commencing at the northeast corner of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 3 and run south 83 deg. 20 min. west a distance of 176.70 feet; thence run south 27 deg. 10 min. east 1006.64 feet to the point of beginning; thence run south 64 deg. 40 min. west a distance of 210 feet; thence north 27 deg. 10 min. west a distance of 420 feet; thence north 64 deg. 40 min. east 210 feet; thence south 27 deg. 10 min. east 420 feet to the point of beginning; situated in Shelby County, Alabama.

LESS AND EXCEPT the following:

That certain parcel of land described as commencing at the Northeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 24 North, Range 13 East, which said corner is marked by an angle iron driven in the ground, and run thence South 83 deg. 20 min. West along Freeman's Base Line, a distance of 176.70 feet to an iron pin driven in the ground on Freeman's Base Line for a point of beginning of the tract of land herein described; run thence South 27 deg. and 10 min. East a distance of 1006.64 feet to an iron pipe driven in the ground; run thence south 64 deg. 40 min. West a distance of 16.5 feet to a point; run thence North 27 deg. 10 min. West a distance of 1006.64 feet, more or less to a point on Freeman's Base Line; run thence North 83 deg. 20 min. East along Freeman's Base Line a distance of 16.70 feet to point of beginning of said exception.



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Shelby Cnty Judge of Probate, AL
10/10/1973 12:00:00 AM FILED/CERT

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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 20th day of Sept., 1973.

WITNESS:

(Seal)
(Seal)
(Seal)

David H. Hancock (Seal)
Vera L. Hancock (Seal)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, Martha E. Seales, a Notary Public in and for said County, in said State, hereby certify that David H. Hancock and wife, Vera L. Hancock 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 20th day of Sept., A. D., 1973.

Martha E. Seales
Notary Public.