

This instrument was prepared by

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Columbiana, Alabama 35051

848

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 One and no/100----- DOLLARS

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

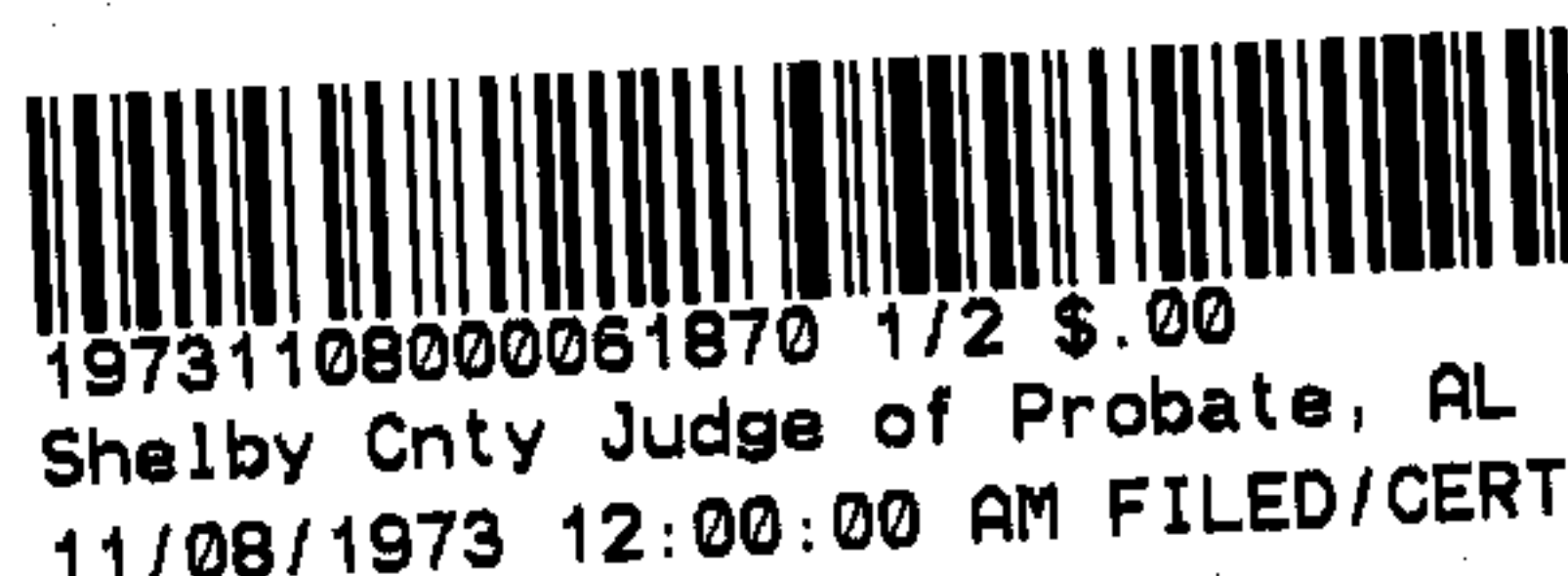
A. M. Simmons and wife, Frances Simmons; and C. W. Simmons and wife,
Betty C. Simmons

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

John Allen Chesser and Betty S. Chesser

(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:

Commence at the NE corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North along the East boundary of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section for a distance of 29.7 feet to the point of beginning in the center of a County Paved Road (SACP 4103-A); from this beginning point turn an angle of 67 deg. 36 min. to left and proceed North 69 deg. 07 min. West for a distance of 76.5 feet to the Maple Corner; thence turn an angle of 9 deg. 54 min. to the left and proceed North 79 deg. 01 min. West for a distance of 189.95 feet; thence turn an angle of 46 deg. 55 min. to the left and proceed South 54 deg. 04 min. West for a distance of 176.3 feet to the point of beginning of the parcel herein described, which said point is on the North line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West; thence continue in the same direction South 54 deg. 04 min. West a distance of 1277.26 feet to a point on the West line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34; thence run North along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the Northwest corner thereof; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the point of beginning, containing 6 acres, more or less.



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 November, 1973.

WITNESS:

Allen M. Simmons (Seal)
A. M. Simmons
Frances Simmons (Seal)
Frances Simmons
C. W. Simmons (Seal)
C. W. Simmons
Betty C. Simmons (Seal)
Betty C. Simmons

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Mildred L. Johnson, a Notary Public in and for said County, in said State, hereby certify that A. M. Simmons and wife, Frances Simmons whose name s 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 November, A. D., 1973.

Notary Public Alabama State at Large
My Commission Expires May 28, 1977

Mildred L. Johnson
Notary Public.

BOOK 283 PAGE 679

STATE OF ALABAMA

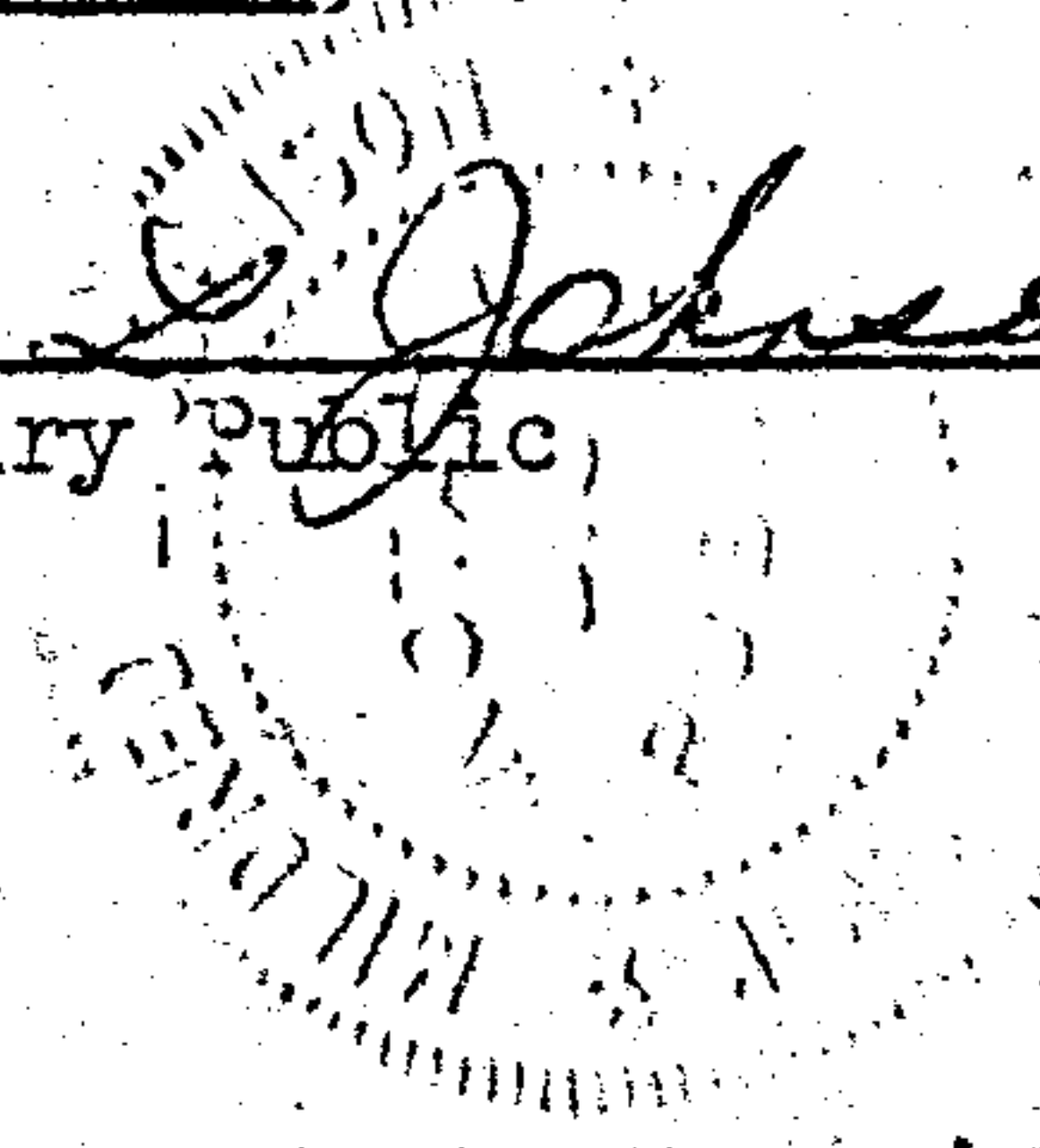
SHELBY COUNTY

I, Mildred L. Johnson, a Notary Public in and for said County, in said State, hereby certify that C. W. Simmons and wife, Betty C. Simmons, 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 Nov., 1973.

Notary Public Alabama State at Large
My Commission Expires May 28, 1977.

Mildred L. Johnson
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Reed 2nd 50
11 6 AM 8 NOV 1973
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Reed 2nd 50
JUDGE OF PROBATE

BOOK 283 PAGE 680

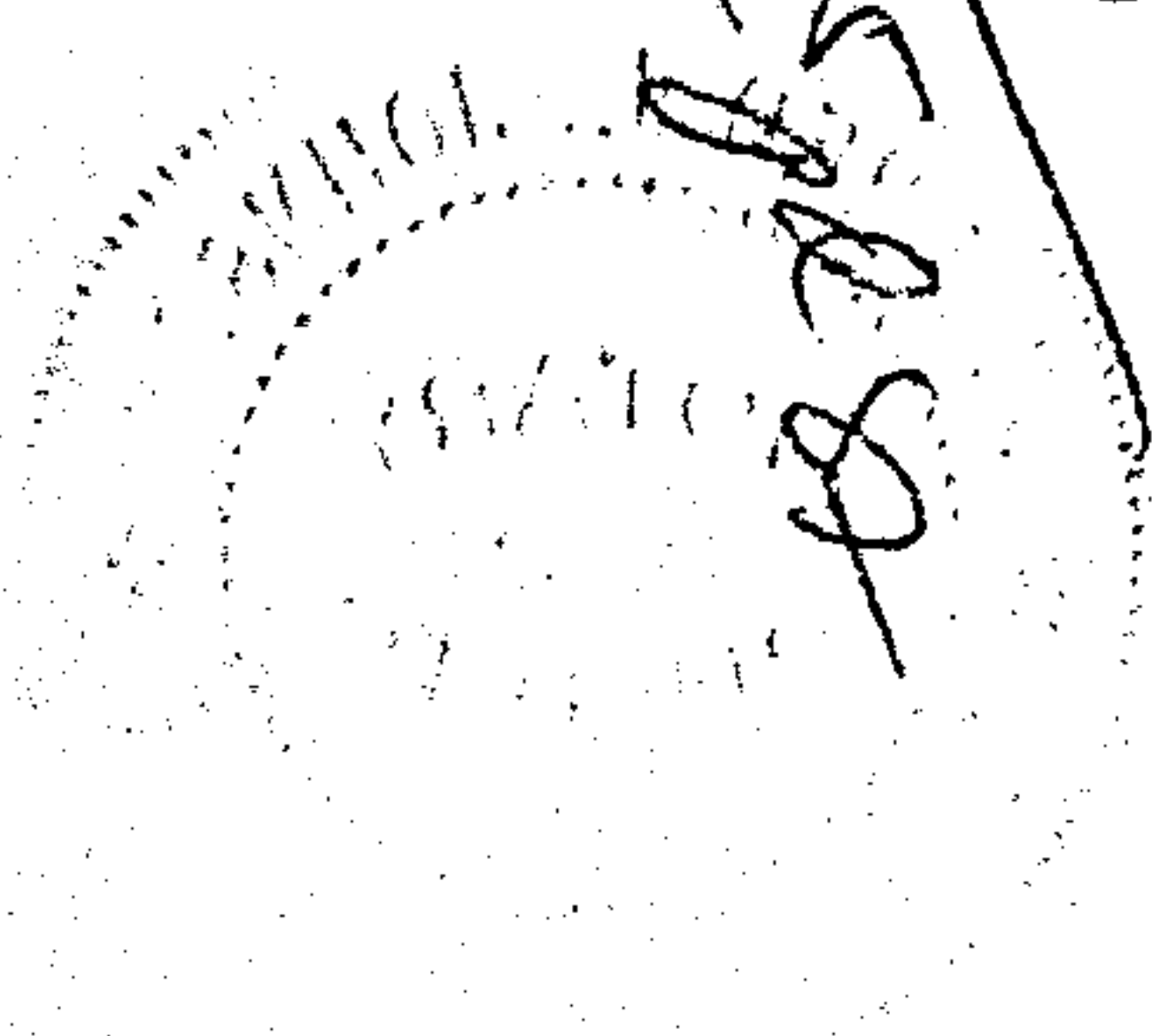
19731108000061870 2/2 \$.00
Shelby Cnty Judge of Probate, AL
11/08/1973 12:00:00 AM FILED/CERT

RETURN TO Patricia T. Johnson

TO _____

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

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145
145888



THIS FORM FROM

Continental
TITLE
INSURANCE COMPANY
REALTY TITLE DIVISION
2025 4TH AVENUE NORTH
BIRMINGHAM, ALABAMA