

This instrument was prepared by

(Name) Wallace, Ellis & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Melford Espey and wife, Faye Espey

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Virgil Espey and Ruth Espey, husband and wife

a life estate only in and to

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Northwest corner of the SE $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 24 North, Range 12 East and run southerly along the west line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 210.00 feet thence turn left an angle of 67 deg. 37 min. and run southeasterly 276.93 feet thence turn left an angle of 112 deg. 23 min. and run northerly 210.00 feet, thence turn left an angle of 67 deg. 37 min. and run northwesterly 276.93 feet to point of beginning. This being a part of the Southeast Quarter of the Southwest Quarter of Section 11, Township 24 North, Range 12 East and being 1.25 acres more or less.



19731129000064960 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/29/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.
JUDGE OF PROBATE
INSTRUMENT WAS FILED
1973 NOV 28 PM 3:00
REC. DR. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
ASSIGNMENT NUMBER
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, ~~his heirs and assigns forever~~ for and during lifetime only.

~~And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.~~

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 29th day of November, 1973.

(Seal)

(Seal)

(Seal)

Melford Espey (Seal)

Faye Espey (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melford Espey and wife, Faye Espey 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 29th day of November, A. D., 1973.

Conrad M. Foster, Jr.

Public.