

This instrument was prepared by

(Name) Harrison and Conwill
Attorneys at Law
(Address) Columbiana, Alabama 35051

2238

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 Two Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Earon Littleton, a widow; Avis L. Garrett and husband, Alvin Garrett, being the sole and surviving heirs at law of Charles C. Littleton, deceased (herein referred to as grantors) do grant, bargain, sell and convey unto

Nathan L. Mooney

(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 NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 23, Township 21, Range 1 West, more particularly described as follows: Commencing at a point on West side of Main Street in Town of Columbiana, 609 feet North of the Northeast corner of what is known as J. L. Peters residence lot (Now owned by B. L. Owen), said point being 15 feet more or less South of a large ditch or gully, which point is also the Northeast corner of the H. L. Nichols lot; thence Northerly along the West line of Main Street 345 feet to the point of beginning of lot herein described; thence 84 deg. 50 min. to left 150 feet; thence 95 deg. 10 min. to left 145 feet; thence 95 deg. 10 min. to right 262 feet; thence 84 deg. 50 min. to right 267 feet to West line of the right of way of the Southern Railroad; thence 44 deg. 20 min. to the right 74.2 feet along Western right of way of said railroad; thence 53 deg. to right 373 feet to Western line of Columbiana-Chelsea Highway, also known as Main Street; thence 84 deg. 50 min. to right along the Western right of way of said highway 168 feet to point of beginning, containing 2.54 acres more or less.

BOOK 284 PAGE 37



19731130000065080 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/30/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1973 NOV 30 AM 8:32
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
INDEX OF TENDERS

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 6th day of July, 1973.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Earon Littleton
Earon Littleton (Seal)

Avis L. Garrett
Avis L. Garrett (Seal)

Alvin Garrett
Alvin Garrett (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Earon Littleton, a widow; Avis L. Garrett and husband, Alvin Garrett 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 6th day of July, A. D., 1973.

Martha B. Joiner
Notary Public.