

This instrument was prepared by

(Name) William F. Denson, III

(Address) Post Office Box 114, Calera, Alabama 35040

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 ---Ten and 00/100 (\$10.00)---

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Frances W. Cowart, a widow

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

or and during their joint lives, and upon the death of each of them, then to the survivor of them, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit: in fee simple, together with every contingent remainder and right of reversion

A lot or parcel of land in the Town of Calera, Shelby County, Alabama, being more particularly described as follows:

A portion of Lot 6, Block 273, Dunstan's map of the Town of Calera, Shelby County, Alabama, fronting 90' on 14th Street and fronting 150' on 19th Avenue, and bounded on the North and on the East by the premises of the Shelby County Board of Education, on the South by 19th Avenue, and on the West by 14th Street. This description is intended to convey that certain lot or parcel of land transferred to C. D. Cowart by warranty deed from W. G. Nichols and wife, Lena C. Nichols, dated May 18, 1923, and recorded in Deed Book 73 at Page 117, Probate Records, Shelby County, Alabama.

19740102000000170 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/02/1974 12:00:00 AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 JAN -2 AM 10:17
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Camey M. Steward
JUDGE OF PROBATE

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.

TO HAVE AND TO HOLD to the said grantee ~~his, her or their heirs and assigns forever.~~

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, I have hereunto set my hands(s) and seal(s), this 29th day of December, 1973

(Seal) Frances W. Cowart (Seal)
(Seal)
(Seal)

STATE OF ALABAMA
Shelby COUNTY
I, William F. Denson, III, a Notary Public in and for said County, in said State, hereby certify that Frances W. Cowart, a widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 29th day of December, A. D., 1973.
William F. Denson, III
Notary Public.