

This instrument was prepared by

(Name).....

(Address).....

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One - - - - - DOLLARS

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

James J. Martin and wife, Marjorie E. Martin

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

Richard H. Posey and wife, Bonnie S. Posey

(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:

Begin at the Northwest corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence in an easterly direction along the north boundary of said section 715.00 feet to the point of beginning; thence turn 85 deg. 55 min. to the right in a southerly direction 356.00 feet; thence turn 72 deg. 08 min. to the left in an easterly direction 60.57 feet; thence turn 116 deg. 37 min. to the left in a northwesterly direction 379.00 feet, more or less, to the point of beginning (containing 0.24 of an acre).

19740129000004520 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/29/1974 12:00:00 AM FILED/CERT

BOOK 285 PAGE 59

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JAN 29 AM 10:48
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
Clerk of Probate
JUDGE OF PROBATE

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 18th day of January, 1974.

WITNESS:

(Seal)
(Seal)
(Seal)

James J. Martin (Seal)
Marjorie E. Martin (Seal)
Marjorie E. Martin (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 James J. Martin and wife, Marjorie E. Martin 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 18th day of January, A. D., 1974.

Martha B. Joiner
Notary Public.