

This instrument was prepared by

340

(Name) Wallace, Ellis & Fowler, Attorneys

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration

NOTES

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Cecil L. Hodgens and wife, Nellie Hodgens

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

Lewis Edwin Atchison and wife, Sarah Hodgens Atchison

(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:

All that part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 1, Township 20, Range 2 West, lying north of County Road No. 11 and west of the plots sold to Karl Fleisch or Herman Muppert, hereby described as commencing at the NW corner of said 40 for the point of beginning: Run south along 40 line approximately 800 feet or to a point on north boundary of highway; thence run NE along north side of highway and on right-of-way line approximately 480 feet to SW corner of plot sold to Karl and Mamie Fleisch; thence north with this line to 3" pipe on north side of creek; thence NE with this same property line to iron pipe; thence north to an iron pin on section line; thence west along section line to point of beginning, containing 8 $\frac{1}{2}$ acres, more or less.



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Shelby Cnty Judge of Probate, AL
02/05/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 FEB -5 PM 3:37
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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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 2nd day of February, 1974.

WITNESS:

A. J. Stone (Seal)
(Seal)
(Seal)

Cecil L. Hodgens (Seal)
Nellie M. Hodgens (Seal)
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned Terna K. Stone, a Notary Public in and for said County, in said State, hereby certify that Cecil L. Hodgens and wife, Nellie Hodgens 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 2nd day of February, A. D. 1974

My Commission Expires

July 20, 1975

Notary Public.