

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

3392

(Address) COLUMBIANA, ALABAMA

19740205000005690 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/05/1974 12:00:00 AM FILED/CERT

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 love and affection and One and No/100 (\$1.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, J. M. Dewberry, a widower (said J. M. Dewberry being one and the same person as James Dewberry whose wife, Leo Dewberry, is now deceased) (herein referred to as grantors) do grant, bargain, sell and convey unto

Terry A. Stone and husband, Joe Stone

(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:

Commence at a point 660.4 feet South 22½ deg. East from the Northwest corner of South Half of South Half of NW¼ of Section 26, Township 20 South, Range 1 East and run thence South 22½ deg. East 713.7 feet; thence East to the East line of that certain road leading from Frank McEwen's residence to the grantors' residence to the point of beginning of the lot herein conveyed; thence run in a Northwesterly direction along the East line of said road to a point which is 325 feet North of the South line of grantor's land, as shown by deed recorded in Deed Book 136 at page 129 in the Probate Office of Shelby County, Alabama; thence run East and parallel with the South line of said parcel described in Deed Book 136 at page 129 a distance of 1,470 feet to a point on the East line of said parcel described in Deed Book 136 at page 129; thence run South, along the East line of said parcel described in Deed Book 136 at page 129, a distance of 325 feet to the Southeast corner of said parcel described in Deed Book 136 at page 129; thence run West, along the South line of said parcel described in Deed Book 136 at page 129, a distance of 1,470 feet, more or less, to the point of beginning, less and except a portion thereof which has been heretofore conveyed to the grantees, as shown by deed recorded in Deed Book 225 at page 596 in said Probate Office.

Subject to a life estate, which is reserved by the grantor, J. M. Dewberry.

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, subject to a life estate, which is reserved by the grantor, J. M. Dewberry.

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 hand(s) and seal(s), this 4th

day of February, 1974

STATE OF ALABAMA
SHELBY COUNTY
J. M. Dewberry
1974 FEB - 5 AM 8:59
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. M. Dewberry, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of February, A. D., 1974

Mary D. Thompson
Notary Public.