

This instrument was prepared by

(Name) Norman L. Collum

Jefferson Land Title Service Co., Inc.

AGENTS FOR

(Address) 3300 Montgomery Hwy., Birmingham, Ala.

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

3568

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One dollar (\$1.00) and other good and valuable considerations

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

Earline Davis and husband, Coy Davis

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

Eddie Lee Frederick and wife, Jessie Mae Frederick

(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 parcel of land situated in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 23 Township 24 North, Range 15 East, more particularly described as follows: Begin at the NE corner of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence South along East line of said forty a distance of 441 feet, more or less, to the intersection of said forty line with the North bank of a branch; thence run Westerly along the North bank of said branch a distance of 180 feet to the SW corner of the Clifton and Eva Lee Jones lot, and which is the point of beginning of the lot herein described and conveyed; thence run North along the West boundary of said Clifton Jones lot a distance of 210 feet to a point; thence run in a Westerly direction parallel with the North bank of the branch constituting the South boundary of the lot herein conveyed; a distance of 310 feet to a point; thence run South parallel with the East boundary of said Quarter Quarter Section a distance of 210 feet, more or less, to the North bank of said branch; thence run Easterly along the North bank of said branch to the point of beginning.

Fifteen Thousand Nine Hundred Dollars of the purchase price being executed by a purchase money mortgage executed simultaneously herewith.

Subject to easements and restrictions of record.



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Shelby Cnty Judge of Probate, AL
02/13/1974 12:00:00 AM FILED/CERT

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 10th day of February, 1974.

(Seal) (Seal) (Seal) (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earline Davis and husband, Coy Davis 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of Feb. A. D., 1974