

4008

STATE OF ALABAMA)
COUNTY OF SHELBY)

See Mtg 337-544

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of One Thousand Six Hundred Fifty Five Dollars (\$1,655.00), paid by the Grantees to the undersigned Grantor, and the execution and delivery by the Grantees to Grantor of a note in the amount of Seven Thousand Eight Hundred Forty Five Dollars (\$7,845.00) secured by a purchase money mortgage, the receipt of which is hereby acknowledged, the said Grantor, MARIE SMITH TODD, AS TRUSTEE UNDER THAT CERTAIN TRUST INSTRUMENT DATED MARCH 2, 1959, by and between Jesse T. Todd, Grantor, and Marie Smith Todd, Trustee, for the use and benefit of Mimi Marie Todd and Jesse Turrentine Todd, Jr., which said Trust instrument is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 225, Pages 830-839, together with Affidavit recorded in said Office in Book 225, Page 240, does hereby grant, bargain, sell and convey unto the Grantees, ROBERT CECIL SPAIN and wife, MARY NELL SPAIN, 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 part of the NE-1/4 of the NE-1/4 of Section 21, Township 20 South, Range 3 West, described as follows:

Commence at the NE corner of said forty acres and run south along the east line of said forty a distance of 722.68 feet; thence turn angle to right of 91°09' and run westerly for 211.33 feet to point of beginning of tract herein described; thence continue in same direction 187.67 feet; thence turn an angle of 91°09' left and run 149.3 feet; thence turn angle of 103° 18' to left and run 75.3 feet; thence turn angle of 25°52-1/2' to right and run 103.05 feet; thence turn angle of 97°15-1/2' left and run 151.25 feet to the point of beginning.

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This conveyance is made subject to the following:

1. Ad valorem taxes for tax year 1974; and
2. All easements and restrictions of record.

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 do for myself, and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal, on this 28th day of February, 1974.

Mimi S. Turrentine (SEAL)
Marie Smith Todd, Trustee under
Trust Instrument Dated March 2,
1959, by and between Jesse T. Todd,
Grantor, and Marie Smith Todd,
Trustee, for the Use and Benefit
of Mimi Marie Todd and Jesse
Turrentine Todd, Jr.

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, a Notary Public in and for said County, in said State, hereby certify that Marie Smith Todd, whose name as Trustee under that certain Trust Instrument dated March 2, 1959, by and between Jesse T. Todd, Grantor, and Marie Smith Todd, Trustee, for the use and benefit of Mimi Marie Todd and Jesse Turrentine Todd, Jr. 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, in her capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day of February, 1974.

Cherie J. [Signature]
Notary Public



19740306000010850 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/06/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
CLERK OF THE COURT
CERTIFY THIS
INSTRUMENT WAS FILED
Filed Feb 28 1974
1974 MAR -6 PM 12:34

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
JUDGE OF PROBATE

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