

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(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 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,

James Franklin Albright and wife, Laura Lee Albright

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

Ferman Jackson Albright and wife, Etta Lee Reach Albright

(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:

An easement for a right of way, to provide ingress and egress, over and across the following described parcel:

Commence at the NE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 22 South, Range 3 West and thence go South 89 deg. 24 min. West along the North boundary of said quarter-quarter section 889.60 feet to the NE corner of property heretofore conveyed to Ruby Albright, as shown by deed recorded in Deed Book 177 at page 9, Office of Judge of Probate of Shelby County, Alabama; thence run South 4 deg. 16 min. East along the East line of said Ruby Albright property, and along the West line of property presently owned by the grantees, a distance of 180 feet to the Southeast corner of said Ruby Albright property, which is the point of beginning of the parcel herein described; thence run South 89 deg. 24 min. West along the South line of said Ruby Albright parcel 439.10 feet, more or less, to the East margin of a public road or highway known as Shelby County Highway No. 107; thence run South along the East margin of said road or highway a distance of 30.0 feet; thence run East, parallel with the South line of said Ruby Albright property, a distance of 439.10 feet, more or less, to a point on the West margin of said parcel of property which is presently owned by the grantees; thence run North, along the West margin of said parcel which is presently owned by the grantees, a distance of 30.0 feet to the point of beginning.



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Shelby Cnty Judge of Probate, AL
04/05/1974 01:00:00 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 1st day of April, 1974

WITNESS:

Emma D. Higginbotham (Seal)

Ida Pulliam (Seal)

(Seal)

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that James Franklin Albright and wife, Laura Lee Albright 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 1st day of April, A. D., 1974

Emma D. Higginbotham
Notary Public.

My Commission Expires November 3, 1975

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
1974 APR 5 AM 11:45
INSTANT FILED
REC. BK. & INDEX AS SHOWN ABOVE
U.C.C. NUMBER OR
FILED AS SHOWN ABOVE