

FIRST FEDERAL S ██████ S
LOAN ASSOC. OF JASPER
Box 1388

JASPER, ALA ALMA GERT

4931

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

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

PRESENTS,
See Mtg 338-602

That in consideration of Forty Seven Thousand & No/100 ----- (47,000.00) -- DOLLARS

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

Carlos H. Johnson and wife, Elaine Johnson

Fred L. McDaniel and wife, Eleanor W. McDaniel

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

Ted R. Allen and wife, Sarah Lee Allen

(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 tract of land situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Northwest corner of said Southeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$; thence run a distance along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 877.4 feet; thence turn an angle right of 87 degrees 57' 42" and run in a Southerly direction for a distance of 439.60 feet to the Point of beginning; thence continue southerly along last described course for a distance of 840.0 feet to a point on the north right of way line of Shelby County Highway No. 12; thence turn an angle left of 88 degrees 07' 48" and run east along said right-of-way line for a distance of 210.0 feet to a point; thence turn an angle left of 91 degrees 52' 12" and run northerly for a distance of 840.0 feet to a point; thence an angle left of 88 degrees 07' 48" and run West parallel to said right of way of Highway for a distance of 210.0 feet to the point of beginning.

\$28,161.00 of the purchase price above (\$47,000.00) is secured by a first mortgage at First Federal Savings & Loan Assn. of Jasper, Alabama.

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 19th

day of 10 April, 19 74

STATE OF ALA. SHERIFF CO.
I CERTIFY THAT
INSTRUMENT WAS FILED
Rec'd 2/19/00
1971 APR 22 AM 8:55
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN AB
Consolidated
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Carl H. H.
Eline H. H. (Seal)
Fred H. H. (Seal)
Eleanor H. H. (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 Carlos H. Johnson and wife, Elaine Johnson, Fred L. McDaniel and
wife, Eleanor W. McDaniel whose name s 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 19th day of April

A. D. 1974

Notary Public.



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Shelby Cnty Judge of Probate, AL
04/22/1974 12:00:00 AM FILED/CERT