

This instrument was prepared by

\$1.95

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(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

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 } KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY }

That in consideration of Four hundred fifty and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Syvilla Brothers Hulsey, individually, and Syvilla Brothers Hulsey, as Administratrix of the Estate of Bernice Brothers Valentine, Deceased (herein referred to as grantors) do grant, bargain, sell and convey unto

Archie I. Mahaffey and wife, Dorothy P. Maffaffey

(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:

From the SE corner of the NW 1/4 of the NE 1/4 of Section 7, Township 21 South, Range 2 East, run north along the East boundary of said 1/4 1/4 a distance of 673.41 feet to the point of beginning; thence, left 99 deg. 09' a distance of 151.59 feet; thence right 90 deg. 10' a distance of 124.75 feet; thence left 87 deg. 53' a distance of 50.82 feet; thence right 90 deg. 52' a distance of 59.61 feet; thence right 90 deg. a distance of 229.71 feet to a point on the said 1/4 1/4 line, concluding the part of this described property lying in the NW 1/4 of the NE 1/4; thence continue in a straight line a distance of 70.29 feet; thence right 90 deg. 00' a distance of 83.06 feet; thence left 90 deg. 00' a distance of 153.75 feet; thence right 88 deg. 11' a distance of 92.11 feet; thence right 91 deg. 00' a distance of 250.41 feet to the point of beginning, concluding the part of this described property lying in the NE 1/4 of the NE 1/4, Section 7, Township 21 South, Range 2 East, all of the above described property being one plot of land.

There is also conveyed to grantee, his heirs, successors, and assigns, the right to use the present boat launching site of grantor on Lay Lake for the purpose of launching boats for their private use, together with the right to fish from the bank of Lay Lake on property now owned by Grantor.



19740606000027370 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
06/06/1974 12:00:00AM 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, I have hereunto set my hand(s) and seal(s), this 9th day of May, 1974.

BOOK 287 PAGE 258

WITNESS  
STATE OF ALABAMA  
INSTRUMENT WAS  
1974 JUN 6 AM 2:09  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Conserv of M. Hulsey  
JUDGE OF PROBATE

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

Syvilla Brothers Hulsey (Seal)  
Syvilla Brothers Hulsey  
Syvilla Brothers Hulsey, as Administratrix of the Estate of Bernice Brothers Valentine Deceased (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Syvilla Brothers Hulsey, individually, and Syvilla Brothers Hulsey, as Administratrix of the Estate of Bernice Brothers Valentine, Deceased 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of May, A. D., 1974.

Belle S. Hulsey  
Notary Public.