

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL  
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(Name) WADE H. MORTON, JR., ATTORNEY AT LAW

(Address) P. O. BOX 1227, COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 1-56

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 SEVENTEEN THOUSAND THREE HUNDRED FIFTY THREE AND 57/100 (\$17,353.57) DOLLARS and assumption of the hereinafter described mortgage

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

WALTER ACRE, SR. and wife, MARY M. ACRE,

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

EDWARD Z. MCFARLAND and wife, NELL N. MCFARLAND,

(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:

Lot 1, in Block 5, according to the survey of Shelena Estates, as recorded in Map Book 5, at Page 25, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to the following restrictions, limitations, covenants and easements, to-wit:

1. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
2. Easements and building set back line as shown by plat of subdivision of Shelena Estates, as recorded in Map Book 5, at Page 25, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Subject to restrictions, conditions and limitations, as set forth in Deed Book 265, at Page 683, in said Probate Records.
4. Easements to Alabama Power Company as shown by instruments recorded in Deed Book 251, at Page 158; Deed Book 130, at Page 166; and Deed Book 130, at Page 217, in said Probate Records.
5. 1974 ad valorem taxes.

As part of the consideration, the Grantees herein assume and agree to pay as the same shall become due the unpaid balance of the mortgage indebtedness to First Federal Savings and Loan Association of Chilton County, under that certain mortgage covering the above described land dated January 18, 1972 and recorded in Mortgage Book 320, at Page 662, in the Office of the Judge of Probate of Shelby County, Alabama, upon which Mortgage the Grantors warrant the unpaid balance as of June 7, 1974 to be the sum of \$12,646.43.

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 7th day of June, 1974.

WITNESS:

(Seal)  
(Seal)  
(Seal)

Walter Acre, Sr.  
Mary M. Acre

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Wade H. Morton, Jr., a Notary Public in and for said County, do hereby certify that Walter Acre, Sr. and wife, Mary M. Acre, 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 7th day of June, A.D., 1974.

Notary Public.