

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 6789

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 One and No/100 (\$1.00) Dollar, and the assumption of a mortgage held by Jim Walter Homes, as mortgagee, and Coy Davis and wife, Earline Davis, mortgagors, recorded in Mortgage Book 339, at page 98, Office of Judge of Probate of Shelby County, Alabama, to the undersigned grantor of grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Coy Davis and wife, Earline Davis

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

Eddie Lee Frederick and wife, Jessie Mae Frederick

(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 part of the NE¼ of the NW¼ of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows:
Commence at a point on the Southerly boundary of Boat Launching Road at a stake on the East boundary of said NE¼ of NW¼; thence run North 59 deg. West with said road boundary 208.7 feet to the point of beginning of this description; thence continue with said road boundary North 50 deg. West 102.4 feet; thence run South 20 deg. 30 min. West 165.3 feet; thence run South 50 deg. East 85 feet; thence run North 26 deg. 30 min. East 160 feet to the point of beginning.

Subject to easements and rights of way of record.



19740708000033390 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/08/1974 12:00:00 AM FILED/CERT

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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 27th day of June, 1974.

WITNESS:

(Seal)

(Seal)

(Seal)

X Coy J Davis (Seal)

Earline Davis (Seal)

X (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 Earline Davis (wife of Coy Davis) 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 27th day of June, A. D., 1974.

Notary Public.

(see over for additional acknowledgment)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Coy Davis 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of July, 1974.

Mary D. Thompson
Notary Public

19740708000033390 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/08/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUL - 8 PM 2:15
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conc. M. J. [unclear]

101 287 182
PAGE BOOK

RETURN TO

Black

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CO.,
BIRMINGHAM, ALA.

1.95