

(Address) P.O. BOX 385, PELHAM, ALABAMA 35124

7/44

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$1,333.33 down and assumption of mortgage executed simultaneously DOLLARS in the amount of \$2,666.66 as evidenced by promissory note of even date herewith.

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

C.V. WALLACE AND WIFE LOUISE G. WALLACE

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

EARL M NELSON AND WIFE MARGARETTE CAROLYN NELSON

(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:

Commence at the Southeast corner of the SW 1/4 of the NW 1/4 of the NE 1/4 Section 11, Township 24 North, Range 12 East; thence run West along said 1/4, 1/4, 1/4, Section line a distance of 132.00 feet to the point of beginning; thence continue in the same direction a distance of 132.00 feet; thence turn an angle of 84 deg. 39 min. to the right and run a distance of 664.04 feet; thence turn an angle of 95 deg. 26 min. to the right and run a distance of 132.00 feet; thence turn an angle of 84 deg. 39 min. to the right and run a distance of 664.04 feet to the point of beginning. Situated in the SW 1/4 of the NW 1/4 of the NE 1/4, Section 11, Township 24 North, Range 12, East, Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
07/22/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUL 22 PM 12:03
U.C.C. FILE NUMBER OR
REC. NO. & PAGE AS SHOWN ABOVE
Judge of Probate

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 13th day of JUNE, 1974.

WITNESS:

(Seal)
(Seal)
(Seal)

C.V. Wallace (Seal)
Louise G. Wallace (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Robert D. Moore, a Notary Public in and for said County, in said State, hereby certify that C.V. Wallace, and wife Louise G. Wallace 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 13th day of JUNE, A. D. 1974.

Robert D. Moore
Notary Public.