

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA



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Shelby Cnty Judge of Probate, AL
08/06/1974 12:00:00AM FILED/CERT

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 Other valuable considerations and \$ 7200.00 and ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Leroy Spain and wife, Alma Spain; and John C. Spain and wife, Willie Mae Spain
(herein referred to as grantors) do grant, bargain, sell and convey unto

Y. Z. Spain and wife, Jo Ann E. Spain

(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 SE corner of the NE 1/4 of NE 1/4 of Section 8, Township 21 South, Range 2 West; thence run North along the East line of said quarter-quarter section a distance of 210.00 feet to the point of beginning; thence turn an angle of 88 deg. 36 min. to the left and run West and parallel with the South line of said quarter-quarter section a distance of 1310.35 feet, more or less, to the West line; then turn an angle of 88 deg. 36 min. to the right and run North along the West line of said quarter-quarter section a distance of 413.10 feet; thence turn an angle of 90 deg. to the right and run East a distance of 1100.3 feet to the Northwest corner of the grantees present lot recorded in Deed Book 232 at page 855, Office of Judge of Probate of Shelby County, Alabama; thence turn an angle of 90 deg. to the right and run South along the West line of said lot a distance of 210 feet; then turn an angle of 90 deg. to the left and run East along the South line of said lot a distance of 210 feet to the East line of said quarter-quarter section; thence turn an angle of 90 deg. to the right and run South along the East line of said quarter-quarter section a distance of 236.90 feet to the point of beginning, containing 11.91 acres.

Also, a parcel described as commence at the SE corner of the NE 1/4 of NE 1/4 of Section 8, Township 21 South, Range 2 West; thence run North along the East line of said quarter-quarter section a distance of 656.90 feet to the Northeast corner of the grantees present lot recorded in Deed Book 232 at page 855, Office of Judge of Probate of Shelby County, Alabama, and the point of beginning; thence continue North along the East line of said quarter-quarter section a distance of 19.00 feet; thence turn an angle of 90 deg. to the left and run West a distance of 210.00 feet; thence turn an angle of 90 deg. to the left and run South a distance of 19.00 feet; thence turn an angle of 90 deg. to the left and run a distance of 210 feet to the point of beginning, situated in the NE 1/4 of NE 1/4 of Section 8, Township 21 South, Range 2 West, containing .09 acres.

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

day of July, 1974

WITNESS:

Emma D. Higginbotham (Seal)

(Seal)

(Seal)

Leroy Spain (Seal)
Alma Spain (Seal)
John C. Spain (Seal)
Willie Mae Spain (SEAL)
General Acknowledgment

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned

hereby certify that Leroy Spain and wife, Alma Spain 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 30th day of July, 1974

Emma D. Higginbotham
Notary Public.

My Commission Expires November 3, 1975. See over for additional acknowledgments