

this instrument was prepared by

(Name) Margaret Boyd

(Address) Montevallo, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED DOLLARS Plus Other good and valuable consideration DOLLARS

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

Ralph W. Hill and Janice C. Hill, his wife

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

Arthur E. Coburn and Peggy W. Coburn, his wife

(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:

Begin at the Northeast corner of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama; thence in a southerly direction along the east boundary of said quarter-quarter section 298.79 feet; thence turn 96 deg. 28' to the right in a northwesterly direction 176.50 feet, more or less to intersection with the datum plane or contour line 397 feet above mean sea level, as established by the United States Coast and Geodetic Survey, as adjusted in January, 1955; thence in a northeasterly direction along said 397 feet contour line 300 feet, more or less to intersection with the North boundary of said quarter-quarter section; thence in an easterly direction along said north boundary 60.50 feet, more or less, to the point of beginning.

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Shelby Cnty Judge of Probate, AL  
08/26/1974 12:00:00AM FILED/CERT

STATE OF ALA. SELLING CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1974 AUG 26 PM 9:03  
REC. BK. & 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 10th day of June, 1974

WITNESS:

(Seal)

(Seal)

(Seal)

Ralph W. Hill

(Seal)

Janice C. Hill

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Margaret Boyd, a Notary Public in and for said County, in said State, hereby certify that Ralph W. Hill and Janice C. Hill, his wife whose name s 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 10th day of June, A. D., 1974

Margaret Boyd

Notary Public.