

This instrument prepared by

(Name) Harrison and Conwill

(Address) Columbiana, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$10.00 <sup>82</sup>/<sub>100</sub> DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ocie L. McCall and wife, Ruth McCall

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

Jimmy McCall and Martha Nan McCall

(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 SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 34, Township 19, Range 2 East and run thence south 87 deg. 30 min. west 229.83 feet to the easterly right-of-way line of U. S. Highway 280; thence north 56 deg. 20 min. west along said right-of-way line 1870.0 feet to an iron pin; thence north 33 deg. 40 min. east 266.4 feet; thence north 56 deg. 20 min. west 118.0 feet to the point of beginning of the lot herein described; thence continue in the same direction a distance of 60.0 feet; thence south 33 deg. 40 min. west 214.48 feet to a point on the northeast right-of-way line of Chancellor Ferry Road; thence run in a southeasterly direction along said right-of-way line of said Chancellor Ferry Road a distance of 63.88 feet to a point; thence turn an angle of 110 deg. 05 min. to the left and run in a northerly direction a distance of 236.42 feet to the point of Beginning. This is a description of Lot 6 of McCall Subdivision made by James L. Ray, Jr. in March of 1957.

BOOK 288 PAGE 695



19740912000044770 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
09/12/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1974 SEP 12 PM 1:43  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Clerk of Probate  
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 July day of 1974.

WITNESS:

Jane E. Greene (Seal)

(Seal)

(Seal)

Ocie L. McCall (Seal)

Ruth McCall (Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, Joseph E. Forrester, a Notary Public in and for said County, in said State, hereby certify that Ocie L. McCall and wife, Ruth McCall, 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 31<sup>st</sup> day of July, A. D., 1974.

Joseph E. Forrester  
My Commission Expires 12/31/75  
Notary Public.