

This instrument was 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 + 70/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Sarah Frances Vickery and husband, John P. Vickery;
Mary Ella Fox, a divorced woman
(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 to the point of beginning of the land herein described; thence north 33 deg. 40 min. east 266.4 feet; thence north 56 deg. 20 min. west 118.0 feet; thence turn an angle of 90 degrees to the left and run 236.42 feet to the north right-of-way line of Chancellor Ferry Road; thence run in a southeasterly direction along said right-of-way line of said Chancellor's Ferry Road a distance of 87.30 feet to its point of intersection ^{with} the northeast right-of-way line of U. S. Highway 280; thence along the northeast right of way line of said Highway 280 a distance of 98.0 feet to the point of beginning. This is a description of Lots 3, 4 and 5 of McCall Subdivision made by James L. Ray, Jr. in March of 1957.

19740912000044840 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/12/1974 12:00:00 AM FILED/CERT

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BOOK TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, 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 July, 1974

WITNESS:

(Seal)
Edgar M. Finn (Seal)
(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Edgar M. Finn, a Notary Public in and for said County, in said State, hereby certify that Sarah Frances Vickery and husband, John P. Vickery 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 7 day of July, A. D., 1974

FORM ALA-51

Edgar M. Finn
Notary Public.

State of *ga*
County of *Loomis*

I, *Uldine F. Wright*, a Notary Public in and for said County in said State, hereby certify that Mary Ella Fox, a divorced woman 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 *27* day of *aug*, 1974.

Uldine F. Wright
Notary Public

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

Recording Fee \$ *1.95*
Deed Tax \$

This form furnished by
Jefferson Land Title Service Co., Inc.
BIRMINGHAM, ALABAMA
AGENTS FOR
Mississippi Valley Title Insurance Company

Return to: *Karl*
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19740912000044840 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/12/1974 12:00:00 AM FILED/CERT

U.C.C. FILE NUMBER & OR
REC. BK. & PAGE AS SHOWN ABOVE
Clarence M. Johnson
JUDGE OF PROBATE
1974 SEP 12 PM 1:44
Deed Book 50
SHELBY COUNTY, ALABAMA
CLERK OF THE COURT
RECEIVED THIS
INSTRUMENT WAS FILED

