

This instrument was prepared by

304

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA



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Shelby Cnty Judge of Probate, AL
09/16/1974 12:00:00 AM 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 love and affection and One and No/100 (\$1.00)----- DOLLARS

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

Sam Davis and wife, Willie Mae Davis

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

Sam Davis and wife, Willie Mae Davis

(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:

That certain tract of land described as commencing at the Southwest corner of the South Half of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 20, Range 3 West, and run thence North 89 deg. East a distance of 315 feet to the point of beginning of the lot herein described and conveyed; run thence North 89 deg. East a distance of 210 feet; run thence North 2 deg. West, a distance of 450 feet; run thence South 89 deg. West a distance of 210 feet; run thence South 2 deg. East a distance of 450 feet to the point of beginning, and containing 2.15 acres.

That certain tract of land described as commencing at Southwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 20, Range 3 West, and run thence North 89 deg. East a distance of 315 feet; run thence North 2 deg. West a distance of 170 feet to the point of beginning of the lot herein described and conveyed; run thence North 2 deg. West a distance of 280 feet; run thence South 89 deg. West 105 feet; run thence South 2 deg. East a distance of 210 feet; run thence South 89 deg. West a distance of 210 feet; run thence South 2 deg. East a distance of 70 feet; run thence North 89 deg. East a distance of 315 feet to the point of beginning, and containing 1 acre, more or less.

Less and except any portion of said property heretofore conveyed by said Sam Davis, and being the same property described in deeds recorded in Deeb Book 157 at page 155 and Deed Book 152 at page 347, Office of Judge of Probate of Shelby County, Alabama, less and except any portion thereof which has been heretofore conveyed by said Sam Davis.

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 16th day of September, 1974

WITNESS:

Mary Hill (Seal)

Anna Hill (Seal)

(Seal)

his
Sam F. Davis (Seal)
mark

Willie Mae Davis (Seal)

STATE OF ALABAMA
CLERK OF THE COURT
1974 SEP 16 PM 12:51
RECORDED & PAGE AS SHOWN ABOVE

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sam Davis and wife, Willie Mae Davis 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 16th day of September, A. D., 1974

Anna Hill (Seal)
Notary Public.

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