

This instrument was prepared by

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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 EIGHT THOUSAND AND NO/100 DOLLARS Plus assumption of hereinafter described mortgage

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

Billie Faye Averette Gafford and husband, Robert Gafford

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

W. L. Cox and wife, Mary Ellen Cox

(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 SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 22 South, Range 1 West, thence run North along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 741.98 feet, thence turn an angle of 88 deg. 09' to the right and run a distance of 660.00 feet; thence turn an angle of 91 deg. 33' to the right and run a distance of 531.93 feet; thence turn an angle of 88 deg. 27' to the right and run a distance of 210.00 feet; thence turn an angle of 88 deg. 27' to the left and run a distance of 210.00 feet; thence turn an angle of 88 deg. 27' to the right and run a distance of 444.00 feet to the point of beginning.

Situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 22 South, Range 1 West.

Also, Commence at the SE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 22 South, Range 1 West, thence run North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 238.33 feet to the point of beginning. Thence continue North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 320.00 feet; thence turn an angle of 143 deg. 55' to the left and run a distance of 308.70 feet to the North margin of an existing county gravel road; thence turn an angle of 104 deg. 53' to the left and run along the North margin of said road a distance of 195.00 feet to the point of beginning.

Situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 22 South, Range 1 West, and containing 0.67 acres.

This deed shall serve as a quitclaim only to the next above described parcel of land.

Grantees herein assume and agreed to pay as the same becomes due that mortgage to Shelby County Savings & Loan Association on the above described property, as a part of the consideration herein.

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 23rd

day of September, 1974.

STATE OF ALABAMA
COUNTY OF SHELBY
INSTRUMENT NO. 1974-23
FILED FOR RECORD
SEP 23 1974
JUDGE OF PROBATE

1974 SEP 23 PM 2:43

U.C.C. FILE NUMBER OR
REC. NO. & PAGE AS SHOWN ABOVE

CONFIRMED

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Robert Gafford (Seal)
Billie Faye Averette Gafford (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

19740923000046530 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/23/1974 12:00:00 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billie Faye Averette Gafford and husband, Robert Gafford 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 23rd day of September, A. D. 1974.

Nancy K. Farmer
Notary Public.