

(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 Ten Thousand and no/100----- DOLLARS and other good and valuable consideration

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

Mary Belle Shipley and husband, J. H. Shipley (herein referred to as grantors) do grant, bargain, sell and convey unto

James A. Jones and Mattie R. Jones

(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:

Parts of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 1 and the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 12, all in Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the southwest corner of Section 1 and run in a northerly direction along the west line of said section for a distance of 495.97 feet; thence turn an angle to the right of 92 deg. 12 min. and run in an easterly direction for a distance of 1318.39 feet to a point on the east line of SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section; thence turn an angle to the right of 87 deg. 46 min. 05 sec. and run in a southerly direction along the east line of SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section for a distance of 495.97 feet to the southeast corner of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section; thence turn an angle to the right of 92 deg. 13 min. 55 sec. and run in a westerly direction along the south line of said Section for a distance of 1318.68 feet to the point of beginning, containing 15.0 acres, more or less.

Also the north 330.5 feet of the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 12, Township 22 South, Range 3 West, containing 10 acres, more or less.

The above subject to right-of-way for Shelby County Highway No. 16.

19741101000053190 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
11/01/1974 01:00:00 AM FILED/CERT

U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
11/01/1974 10:00 AM  
11/01/1974 - 1 PM 1:46

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 1st day of October, 1974.

WITNESS:

(Seal) Mary Belle Shipley (Seal)  
(Seal) J. H. Shipley (Seal)  
(Seal) (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Martha B. Jones, a Notary Public in and for said County, in said State, hereby certify that Mary Belle Shipley and husband, J. H. Shipley 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 1st day of November, A. D., 1974.