

This instrument was prepared by

(Name).....

(Address).....

Form 1-15 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 Two Thousand and no/100----- DOLLARS

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

Grady King and wife, Alta J. King

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

James W. Fraser and wife, Linda Gail Fraser

(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 Northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West; run thence in a Westerly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 135.35 feet to the point of beginning; thence turn an angle to the left of 91 deg. 20 min. and in a Southerly direction for a distance of 194.76 feet; thence turn an angle to the left of 90 deg. and in an Easterly direction for a distance of 190.0; thence turn an angle to the left of 90 deg. and in a Northerly direction for a distance of 229.26 feet; thence turn an angle to the left of 90 deg. and in a Westerly direction for a distance of 190.0 feet; thence turn an angle to the left of 90 deg. and in a Southerly direction for a distance of 34.50 feet to the point of beginning. Containing 1.49 ac.



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Shelby Cnty Judge of Probate, AL
11/13/1974 12:00:00 AM FILED/CERT

BOOK 289 PAGE 599
OFFICE OF ALA. SHELBY CO. BOOK
CERTIFY THIS
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PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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 day of, 1968

WITNESS:

Mary L. Harris (Seal)
Mary L. Harris (Seal)
(Seal)

Grady King (Seal)
Alta J. King (Seal)
(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that Grady King and wife, Alta J. King whose name s 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 8 day of July, A. D., 1974
Wiley Stone
Notary Public.