

This instrument was prepared by

1599

(Name) Wallace, Ellis & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

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 Four Thousand, One Hundred Thirty-one and no/100 (\$4,131.00) DOLLARS

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

James T. Davis and wife, Ann K. Davis

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

Joe Tidmore and wife, Brenda Tidmore

(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 1/4 of the SW 1/4, Sec. 24, T-21-S, R-1-W, thence sun South 89 deg. 00 min. West along the North line of said 1/4 1/4 Sec. a distance of 1219.50 feet; thence turn an angle of 89 deg. 42 min. to the left and run a distance of 99.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 150.00 feet to the point of beginning; thence continue in the same direction a distance of 239.85 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 252.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 239.85; thence turn an angle of 90 deg. 00 min. left and run a distance of 252.00 feet to the point of beginning. Situated in the SW 1/4 of the SW 1/4, Sec. 24, T-21-S, R-1-W, Huntsville Meridian, Shelby County, Alabama.

Grantors reserve a 30-foot wide strip of land along the West boundary of the above described property for the purpose of ingress and egress.

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19741220000060920 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/20/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 DEC 20 PM 3:21
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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 19th day of December, 1974.

WITNESS:

(Seal) (Seal)
(Seal) (Seal)
(Seal) (Seal)

James T. Davis
Ann K. Davis

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James T. Davis and wife, Ann K. 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 19th day of December, A. D. 1974

Notary Public