

1787

2148 Mountain View Drive

Birmingham, Alabama. 35216

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 Two Hundred & No/100 & Purchase Money DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Martha Batson McGeehon, nee Martha Batson Green, and husband, Charles D. McGeehon, and Rozzie Gafnea Batson and husband, Homer F. Batson, (herein referred to as grantors) do grant, bargain, sell and convey unto

Clayton B. Pierce and Carolyn B. Pierce

(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: Two parcels of land located in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:
 PARCEL 1. Commence at the SE corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 26, Township 19 So., Range 3 West and run North a distance of 550 ft. to an iron corner located on the Northern line of a 30 ft. county road; thence run in a South-westerly direction along the Northern line of said county road a distance of 165 ft.; thence continue in a Westerly direction along the Northern line of said county road a distance of 285 ft. to the point of beginning; thence turn an angle right 87 degrees and run North a distance of 220 ft.; thence angle 90 degrees and run West a distance of 101 ft.; thence angle left 90 degrees, 43 minutes and run South a distance of 216.55 ft. to the Northern line of a 30 ft. county road and angle left and run along the Northern line of said county road a distance of 101 ft. to the point of beginning, being five-tenths of an acre, more or less. Minerals and mining rights excepted. Subject to an easement granted Alabama Power Company, as recorded in Book 202, page 344, office of Judge of Probate, Shelby County, Alabama.

PARCEL 2. Commence at the Sw corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 26, Township 19 South, Range 3 West and run North a distance of 686.65 ft. to the point of beginning; thence continue North along same line a distance of 647.10 ft. to the NW corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 26, Township 19 So., Range 3 West; thence turn an angle right 90 degrees and 26 minutes and run East a distance of 487.85 ft. to a corner; thence turn an angle right 89 degrees and 18 minutes and run South a distance of 725 ft. to the Northern line of a 30 ft. county road; thence run in a Westerly direction along said Northern line of said 30 ft. county road a distance of 312 ft. to an iron corner; thence run West 205.4 ft. to an iron corner, being a point on the West boundary of Section 26, Township 19 So., Range 3 West, and the point of beginning. Containing 7.3 acres more or less. Minerals and mining rights excepted.

Subject to ad valorem taxes for the year 1974.

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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 8th day of January, 1974.

WITNESS:

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STATE OF ALABAMA

SHELBY COUNTY

I, Jo Ann Jones, a Notary Public in and for said County, in said State, hereby certify that Martha Batson McGeehon, nee Martha Batson Green, and husband, Charles D. McGeehon, and Rozzie Gafnea Batson and husband, Homer F. Batson 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 8th day of January, A. D., 1974.



19750106000000510 1/1 \$.00
 Shelby Cnty Judge of Probate, AL
 01/06/1975 12:00:00AM FILED/CERT

Notary Public.

General Acknowledgment

Martha Batson McGeehon
Charles D. McGeehon
Rozzie Gafnea Batson
Homer F. Batson