

1879

(Name) Wade H. Morton, Jr., Attorney at Law  
(Address) P O Box 1227, 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 One Hundred and No/100 (\$100.00) DOLLARS  
and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
John Fredrick Duke and wife, Patricia Ann Duke  
(herein referred to as grantors) do grant, bargain, sell and convey unto

John D. Bailey and wife, Ruby R. Bailey  
(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:

A triangular lot situated in the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 30, Township 20  
South, Range 1 East, Shelby County, Alabama described as follows: Commence at  
the NE corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section and run thence West along the North line of  
said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 315 feet, more or less, to the East line of the  
Florence Church Road, to the point of beginning of the lot herein described  
and conveyed; run thence East along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a dis-  
tance of 210 feet to a point; run thence Southerly and parallel with the East  
line of said Florence Church Road a distance of 210 feet to a point; run  
thence Northwesterly to the point of beginning.

Subject only to the following easements and encumbrances:

Transmission line permits to Alabama Power Company as follows: dated November  
18, 1936 and recorded in Deed Book 102, at Page 102; dated February 7, 1951  
and recorded in Deed Book 145, at Page 317; and dated September 23, 1951 and  
recorded in Deed Book 156, at Page 421, all in the Office of the Judge of  
Probate of Shelby County, Alabama.

197501090000001370 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
01/09/1975 12:00:00AM FILED/CERT

REC. BK. 2 PAGE 25 SHAW ADOBE  
1975 JAN -9 11:11:42  
JUDGE OF PROBATE  
OFFICE OF ALA. SEC. OF STATE  
SHELBY COUNTY  
INSTRUMENT WA 111111

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 9th  
day of January, 1975.

WITNESS:

\_\_\_\_\_(Seal) John Fredrick Duke \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) John Fredrick Duke  
\_\_\_\_\_(Seal) Patricia Ann Duke \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) Patricia Ann Duke \_\_\_\_\_(Seal)

STATE OF ALABAMA }  
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that John Fredrick Duke and wife, Patricia Ann Duke  
whose name 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 9th day of January, A. D. 1975

Wade H. Morton, Jr.  
Notary Public  
STATE OF ALABAMA