

This instrument was prepared by

(Name).....

(Address).....

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 Five Hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I
Nannie Dee Durden, a widow

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

David L. Seales and Lola M. Seales

(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 parcel of land located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 20, Township 21 Range 2 west more particularly describe as follows. Commence at the N.W. Corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section thence in a southerly direction along westerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 510.00 feet to a point of beginning. Thence continue in a southerly direction along said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 50 feet thence 96 degrees left in a easternly direction to a point of the southwesternly R/W line of U.S. Highway No. 31 south, thence left along said R/W line to the S.E. Corner of Property owned by DAVID L. SEALES and LOLA M. SEALES, thence left along south line of said pproperty owned by DAVID L. SEALES and LOLA M. SEALES a distance of 538.40 ft. to a point of Beginning.

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Shelby Cnty Judge of Probate, AL
01/21/1975 12:00:00AM FILED/CERT

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REC. BK. & PAGE AS SHOWN ABOVE
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JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY CLERK
INSTRUMENT WAS FILED
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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, I have hereunto set my hand(s) and seal(s), this 17 day of January, 1975.

WITNESS:

(Seal)

Nannie Dee Durden

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Charles Seales, a Notary Public in and for said County, in said State, hereby certify that Nannie Dee Durden, a widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on the day that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of January, A. D., 1975.

Notary Public.