

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama

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Shelby Cnty Judge of Probate, AL
01/28/1975 12:00:00AM FILED/CERT

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 LOVE AND AFFECTION and the sum of One & no/100 (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Elizabeth Carter Newell and husband, John Newell
Dottie Carter Hildreth and husband, R. B. Hildreth
(herein referred to as grantors) do grant, bargain, sell and convey unto

Dottie Carter Hildreth and Dorothy Wood Hume

(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:

Lot 84½ according to Horsley's Map of the Town of Columbiana (being all property owned by Eula Carter in the Town of Columbiana, LESS and EXCEPT the following tracts of land:)

LESS AND EXCEPT: PARCEL ONE: Lot sold to Trustees of Columbiana Methodist Church dated December 7, 1955 recorded in Probate Office, Shelby County, Alabama in Deed Book 176, page 485.

LESS AND EXCEPT: PARCEL TWO: Lot sold to Dorothy Wood Hume dated Sept. 10, 1963 recorded in Probate Office of Shelby County, Alabama in Deed Book 227, page 55.

LESS AND EXCEPT: PARCEL THREE: Lot sold to Dorothy Wood Hume described in deed dated August 14, 1965 recorded in said Probate Office in Deed Book 237, page 62.

LESS AND EXCEPT: PARCEL FOUR: described as follows: Commence at the NW corner of Sec. 25, Tp. 21 S, Range 1 West; thence run South along West line of said Sec. 25 a distance of 1153.1 feet to the North margin of Carter's Lane; thence turn angle of 97 deg. 55' to left and run along said Carter's Lane a distance of 20.10 feet to point of beginning; thence turn angle of 82 deg. 05' to left and run a distance of 188.17 feet; thence turn angle of 104 deg. 03' 31" to the right and run distance of 40.69 feet; thence turn angle of 64 deg. 15' 29" to the right and run a distance of 171.52 feet to North margin of Carter's Lane; thence turn angle of 93 deg. 46' to the right and run along said Carter's Lane a distance of 74.92 feet to point of beginning. Situated in Sec. 25, Tp 21 S, Range 1 W; Huntsville Meridian, Shelby County, Alabama

Also granted herein is the right to use the 20 foot wide alley lying West of and adjacent to the property excepted and described in Parcel Four above, for ingress and egress to the above property conveyed hereby, which said easement shall run with the land.

If during the term of the lifetime of the grantee herein the above described and conveyed property shall be sold by grantee it is understood and agreed that Elizabeth Carter Newell shall have the right of first refusal to purchase said property before the same is sold to any other person, firm or corporation. In the event grantee elects to sell said property and receives a bona fide offer, the terms and conditions of said offer shall be communicated in writing to Elizabeth Carter Newell and said Elizabeth Carter Newell shall have a period of 30 days from the date thereof to purchase said property upon the same terms and conditions as specified.

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 28th day of January, 1975.

Elizabeth Carter Newell (Seal)
(Elizabeth Carter Newell)

(John Newell) (Seal)

John Newell (Seal)

STATE OF ALABAMA
SHELBY COUNTY

Dottie Carter Hildreth (Seal)
(Dottie Carter Hildreth)

(R. B. Hildreth) (Seal)

R. B. Hildreth (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Carter Newell; John Newell; Dottie Carter Hildreth; and R.B. Hildreth 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 28th day of January, A. D., 1975.

Lance Brasher
Notary Public.