

This instrument was prepared by

(Name) Calvin B. Watts

(Address) 3300 Montgomery Highway, Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS, ²³⁶³

That in consideration of Twenty Three Thousand and no/100 (\$23,000.00) DOLLARS

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

James A. Lyons, Jr. and wife, Sandra N. Lyons

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

Dudley E. Williams and wife, Rebecca H. Williams

(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:

All that part of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West that lies west of the right of way of the Columbiana-Chelsea Highway. Situated in Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

Subject to an existing right of way road as required by the City of Columbiana, Shelby County, Alabama, to remain open as an easement to the seller for future development.

19750207000005970 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/07/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 FEB -7 AM 8:11
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

BOOK 290 PAGE 636

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 5 day of February, 19 75

WITNESS:

(Seal)

(Seal)

(Seal)

James A. Lyons, Jr. (Seal)

Sandra N. Lyons (Seal)

General Acknowledgment

STATE OF ALABAMA
MORGAN COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. Lyons, Jr. and wife, Sandra N. Lyons 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 5th day of February, A. D. 19 75

Kenneth D. Shelton
Notary Public.