

This instrument was prepared by

(Name) Ralph E. Coleman

(Address) Suite 1311 2121 Building, Birmingham, Alabama 35203

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,

That in consideration of Nine Thousand and no/100 (\$9,000.00) DOLLARS

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

Ruby Payne, a widow

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

Ralph E. Coleman and Peggy M. Coleman; Gertrude McMickens and Bence McMickens

(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:

From the S.W. corner of the S.W. 1/4 of NE 1/4 of Section 7, Township 20 South, Range 2 West, run north along the West boundary of the SW 1/4 of NE 1/4 for a distance of 355.35 feet to a point on the North side of the Fungo Public Road, continue north along the west boundary of the SW 1/4 of NE 1/4 of Sec. 7, Township 20 South, Range 2 West, for a distance of 300.0 feet; thence turn to the right 97 degrees 26 min. and run for a distance of 300 feet for a point of beginning of the tract of land herein described: Continue in the same direction for a distance of 384.96 feet; thence turn to the right 103 degrees and run for a distance of 424.79 feet more or less to the north edge of the Fungo Public Road thence run in a northwesterly direction along the north edge of the said Fungo Public Road for a distance of 364.0 feet thence turn right 95 degrees 25 min. and run for a distance of 361.0 feet more or less to the point of beginning.

This is the intention of the grantor to convey all her property received or intended to be conveyed by H.A. Brasher, as recorded in Deed Book 182, page 13, less and except 4/6 of an acre conveyed to the State of Alabama for highway purposes.

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 January 6, 1975

(Seal) Ruby Payne (Seal)  
(Seal) (Seal)  
(Seal) (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 Ruby Payne whose name she signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this January 6 day of January, A. D., 1975



19750211000006590 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
02/11/1975 12:00:00AM FILED/CERT

Sherry L. Doss  
Notary Public.