

This instrument was prepared by

(Name) Head and Head, Attorneys At Law

(Address) Columbiana, Alabama

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Shelby Cnty Judge of Probate, AL  
02/25/1975 12:00:00 AM FILED/CERT

Form 1-1-5 Rev. 1-56

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 other valuable consideration and Ten and No/100----- DOLLARS

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

F. M. Jordan and wife, Clarice Jordan  
(herein referred to as grantors) do grant, bargain, sell and convey unto

J. E. O'Quinn and wife, Mary W. O'Quinn  
(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:

Begin at the Southeast corner of the SE¼ of the NW¼ of Section 34, Township 24, Range 15 East and run thence West along the south line of said quarter-quarter section a distance of 117 feet; thence run north parallel with the East line of said quarter-quarter section a distance of 200 feet to the point of beginning; thence continue North parallel with the East line of said quarter-quarter section a distance of 460 feet; thence run East parallel with the South line of said quarter-quarter section a distance of 50 feet to the Northwest corner of the parcel described in a certain deed from Cora Pound to the grantor, F. M. Jordan, recorded at page 24 of Deed Book 176, Office of Judge of Probate of Shelby County, Alabama; thence run South along the West line of said parcel described at page 24 of Deed Book 176 a distance of 460 feet; thence run West, along the North line of property heretofore conveyed to Sammie W. Wright and wife, Evelyn Bell Wright, as shown by copy of deed recorded in Deed Book 232 at page 59 in said Probate Office, a distance of 50 feet to the point of beginning.

Subject to easements of record.

The grantors reserve for themselves and for their successors in title to other property owned by them, an easement for ingress and egress over and across a road leading from other property owned by the grantors across the above described property herein conveyed to the Adams Ferry Public Road, said easement to be a permanent easement.

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 3rd

day of July, 19 73.

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PAGE 896  
STATE OF ALA. SHELBY CO.  
INSTRUMENT WAS FILED  
1975 FEB 25 PM 1:42  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C. FILE NUMBER OR  
COMM. OF PROBATE

F. M. Jordan (Seal)

Clarice Jordan (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that F. M. Jordan and wife, Clarice Jordan whose names 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 3rd day of July, A. D., 19 73

Mary D. Thompson (Seal)  
Notary Public.