

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

2809

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,

(Mtg 344 - 173)

That in consideration of Fourteen Thousand Five Hundred and No/100 (\$14,500.00) DOLLARS

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

J. Curtis Hodgens and wife, Ruby B. Hodgens

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

Aubrey M. Honeycutt and wife, Floy S. Honeycutt

(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:

The South Half of the SE¼ of SE¼ of Section 28, Township 21 South, Range 3 West, subject to easements and rights of way of record, and subject to purchase money mortgage in the amount of \$11,500.00.

The grantors warrant that the grantor, J. Curtis Hodgens, is one and the same person as Curtis Hodgens, the grantee designated in that certain deed from Mrs. J. E. Hodgens and others dated February 4, 1952, and recorded in Deed Book 162 at page 183, Office of Judge of Probate of Shelby County, Alabama. The grantors further warrant that the grantors designated in said deed recorded in Deed Book 162 at page 183 in said Probate Office, together with the grantee designated in said deed constituted the sole heirs at law and next of kin of said J. E. Hodgens, deceased on February 4, 1952, and on the date of delivery of said deed.



19750305000009770 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/05/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed 344-500
1975 MAR -5 AM 9:27
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
JUDGE OF PROBATE

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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, we have hereunto set our hand(s) and seal(s), this 21st day of January, 1975

WITNESS:

(Seal)
(Seal)
(Seal)

X J. Curtis Hodgens (Seal)
X Ruby B. Hodgens (Seal)
(Seal)

STATE OF OHIO
Madison COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Curtis Hodgens and wife, Ruby B. Hodgens, 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 21st day of January, A. D. 1975

X Beatrice Agnes Sherman
Notary Public

1975 JAN 21 1975