

This instrument was prepared by

(Name) Richard F. Dill
515 South 55th Street
(Address) Birmingham, Alabama 35212

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY THREE THOUSAND, THREE HUNDRED EIGHTY-SIX AND NO/100ths---DOLLARS

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

Vernon G. Davison and wife, Marjorie F. Davison

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

H. K. Cardwell and wife, Nancy L. Cardwell

(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:

A part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 East, and being more particularly described as follows: Begin at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence South along the West line of same a distance of 941.68 feet; thence 54 deg. 16' to the left in a Southeasterly direction a distance of 671.14 feet to the Westerly right of way line of Montevallo Road; thence 84 deg. 53' to the left in a Northeasterly direction along said right of way a distance of 839.03 feet; thence 86 deg. 31' to the left in a Northwesterly direction a distance of 1003.38 feet to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence 44 deg. 28' to the left in a Westerly direction along said North line a distance of 374.96 feet to the point of beginning. Situated in Shelby County, Alabama.
MINERALS AND MINING RIGHTS EXCEPTED.

Subject to that certain mortgage dated February 25, 1975 to Vernon G. Davison and wife, Marjorie F. Davison in the amount \$19,886.00.



19750306000010230 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/06/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAR -6 PM 1:19
REC. BUREAU
JUDGE OF PROBATE
U.S. FILE NUMBER OR
PAGE AS SHOWN ABOVE

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 25th day of February, 1975.

WITNESS:

(Seal) _____
(Seal) _____
(Seal) _____
(Seal) _____
(Seal) _____
(Seal) _____

Vernon G. Davison
Marjorie F. Davison
(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 Vernon G. Davison and wife, Marjorie F. Davison 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, A.D. 1975.

Richard F. Dill
Notary Public