

This instrument was prepared by

(Name) HARRISON AND CONWILL

(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars and other good and valuable considerations

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

Louise A. Gilmore and husband, James F. Gilmore

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

Louise A. Gilmore and husband, James F. Gilmore

(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 northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 21 South, Range 3 West, run South along the East boundary line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 21 South, Range 3 West for 661.05 feet to the Northeast corner of the S $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 21 South, Range 3 West; thence turn an angle of 78 deg. 57 min. to the right and run Southwesterly for 358.72 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 68 deg. 39 min. to the left and run Southwesterly for 70.0 feet; thence turn an angle of 93 deg. 00 min. to the right and run Northwesterly 65.5 feet; thence turn an angle of 101 deg. 03 min. to the right and run Northeasterly 64.15 feet; thence turn an angle of 71 deg. 01 min. to the right and run Southeasterly 50.0 feet, more or less, to the point of beginning.

This land being a part of Lot 27, Block A of Mickerson's Addition to Alabaster, as recorded in Map Book No. 3, pages 61 and 69 in the Probate Office of Shelby County, Alabama, and situated in the S $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 21 South, Range 3 West, and being 0.089 acres, more or less.

John Lee Allen having passed away March 19, 1963.



19750310000010610 1/1 \$0.00
Shelby Cnty Judge of Probate, AL
03/10/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAR 10 PM 12:13
Conrad M. Johnson
Judge of Probate

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 hands and seal(s), this 10th day of March, 1975.

WITNESS:

(Seal)

(Seal)

(Seal)

Louise A. Gilmore (Seal)
James F. Gilmore (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Eva D. Mooney, a Notary Public in and for said County, in said State, hereby certify that Louise A. Gilmore and husband, James F. Gilmore, 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 10th day of March, 1975.

Eva D. Mooney

Notary Public