

This instrument was prepared by

2474

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) P O Box 1227, Columbiana, Alabama 35051

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.

That in consideration of One Hundred and No/100 (\$100.00) DOLLARS

and other good and valuable considerations

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

Lawrence W. Garrett and wife, Mildred E. Garrett

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

James L. Lawley, Jr. and wife, Wanda G. Lawley

(herein referred to as GRANTEEES) 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:

That part of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 28, Township 21 South, Range 2 West, Shelby County, Alabama, that lies West of Birmingham-Montgomery Highway right-of-way, known as U. S. Highway 31, which is described as follows: Begin at the Northwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, thence run East along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 226.90 feet, to the West right-of-way line of U. S. Highway No. 31; thence turn an angle of 72 degrees 25 minutes to the right and run along said right-of-way line a distance of 335.47 feet; thence turn an angle of 107 degrees 35 minutes to the right and run a distance of 316.80 feet to the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence turn an angle of 87 degrees 57 minutes 06 seconds to the right and run North along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 320.00 feet, to the point of beginning. Containing 2.00 acres.

\$5,000.00 of the consideration for this deed was paid from a loan by Central State Bank to Grantees secured by a mortgage on the above described land executed and delivered simultaneously herewith.



19750314000011400 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
03/14/1975 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 22<sup>nd</sup>

day of February, 1975.

WITNESS:

(Seal)

(Seal)

(Seal)

Lawrence W. Garrett

Mildred E. Garrett

(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 Lawrence W. Garrett and wife, Mildred E. Garrett, 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 22<sup>nd</sup> day of

February

A. D. 1975

James E. Cudier  
Notary Public, State of Alabama at Large  
My Commission Expires November 5, 1978  
Bonded by Western Surety Company