

This instrument was prepared by

3018

(Name) Sarah A. Mays

(Address) 1043 8th Street Pleasant Grove, Alabama 35127

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 Three hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Harlen W. McKinnon and wife, Audrey McKinnon (herein referred to as grantors) do grant, bargain, sell and convey unto James W. Mays and wife, Sarah A. Mays

(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 northwest corner of the South-East quarter of the South-East quarter of Section 13, Township 21 South, Range 2 West; thence in a southerly direction along the west boundary of said quarter-quarter section 386.60 feet, more or less, to the southeast right-of-way boundary of Highway No. 26; said intersection being the point of beginning; thence continue in a southerly direction along said west boundary 420.00 feet; thence turn 100 degrees and 49 minutes to the left in a northeasterly direction 210.00 feet; thence turn 79 degrees and 11 minutes to the left in a northerly direction 420.00 feet; thence turn 100 degrees and 49 minutes to the left along said southeast right-of-way boundary 210.00 feet to the point of beginning.

19750314000011480 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/14/1975 12:00:00AM FILED/CERT

U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
1975 MAR 14 PM 3:55
INSTRUMENT WAS FILED
STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE

BOOK 291 PAGE 213

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 22nd day of February, 1975

WITNESS:

(Seal)
(Seal)
(Seal)

Harlen W. McKinnon
Audrey McKinnon
(Seal)
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Jean M. Capps a Notary Public in and for said County, in said State, hereby certify that Harlen W. McKinnon and wife, Audrey McKinnon 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 22nd day of February

Jean M. Capps
Notary Public
FEBRUARY 22 1975