

This instrument was prepared by

(Name) Harrison and Conwill

(Address) Columbiana, Alabama

3952

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 Four Thousand and no/100 DOLLARS

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

R. E. Cospers and wife, Martha K. Cospers

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

Garry Wayne Gill and Maudie Louise Gill

(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 southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East run northerly along the east boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 99.08 feet to a point on the northeast right-of-way line of Alabama Highway No. 25; thence turn an angle of 42 deg. 26 min. to the left and run northwesterly along the northeast R/O/W line of said Highway 678.23 feet to the point of beginning of the land herein described; thence continue northwesterly along the northeast R/O/W line of said Highway for 384.0; thence turn an angle of 90 deg. to the right and run northeasterly 382.74 feet, more or less, to a point on the southwest R/O/W line of the Central of Georgia Railroad; thence turn an angle of 88 deg. 33 min. to the right and run southeasterly along the southwest R/O/W line of said railroad 384.12 feet; thence turn an angle of 91 deg. 27 min. to the right and run southwesterly 392.46 feet, more or less, to the point of beginning. This land being a part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East, and being 3.417 acres, more or less.

Subject to easements and restrictions of record.

Of the above consideration \$2000.00 is in the form of a real estate note.

19750407000014870 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/07/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 APR -7 AM 10:02
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
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 hand(s) and seal(s), this day of April, 1975.

WITNESS:

(Seal) R. E. Cospers (Seal)
(Seal) Martha K. Cospers (Seal)
(Seal) Martha K. Cospers (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 R. E. Cospers and wife, Martha K. Cospers 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 5 day of April, A. D., 1975

Form 44-51

Notary Public.

Expires 3-18-76