

This instrument was prepared by

3449

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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 THOUSAND DOLLARS PLUS THE EXECUTION OF A PURCHASE MONEY MORTGAGE

See Mtg 345-242

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

Kathleen E. Wyatt, a widow

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

J. R. Allen and wife, Shirley E. Allen

(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:

Commence at the SE corner of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed West along the South boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section for a distance of 200.68 feet to the point of beginning. From the point of beginning continue West along the South boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section for a distance of 471.75 feet; thence turn an angle of 90 deg. to the right and proceed North for a distance of 190 feet; thence turn an angle of 90 deg. to the left and proceed West for a distance of 140 feet; thence turn an angle of 90 deg. to the right and proceed North for a distance of 378.75 feet; thence turn an angle of 92 deg. 19' to the right and proceed East for a distance of 527.58 feet; thence turn an angle of 87 deg. 43' to the right and proceed South for a distance of 135 feet; thence turn an angle of 92 deg. 17' to the left and proceed East for a distance of 85 feet; thence turn an angle of 87 deg. 43' to the right and proceed South for a distance of 408.99 feet to the point of beginning, situated in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama and contains 6.8 acres.

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Shelby Cnty Judge of Probate, AL  
04/07/1975 12:00:00AM FILED/CERT

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

day of April, 1975

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
Deed Book 100  
1975 APR -7 AM 3:06  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Conceded by Judge  
JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathleen E. Wyatt whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of April April 1975

Kathleen E. Wyatt (Seal)

(Seal)

(Seal)

(Seal)

Notary Public  
April 12, 1975