

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) 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 DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION

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

John C. Spain and wife, Willie Mae Spain

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

Leroy Spain and wife, Alma Spain

(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:

This parcel of property described as follows: From the NW corner of the NE $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 8, Township 21 South, Range 2 West, run Southerly along the West line of said quarter-quarter section 210.0 feet to the point of beginning of property herein described and conveyed; thence continue Southerly on same course for a distance of 297.1 feet; thence turn left an angle of 88 deg. 40 min. and run Easterly 497.0 feet; thence turn left an angle of 88 deg. 40 min. and run Northerly 297.1 feet; thence turn left an angle of 88 deg. 40 min. and run Westerly 499.00 feet to the point of beginning, this being a part of the NE $\frac{1}{4}$ of the NE $\frac{1}{2}$ of Section 8, Township 21 South, Range 2 West, and containing 3.70 acres, more or less, Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Deed Feb 27 1975
MAR -3 PM 7:36

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Consolidated
JUDGE OF PROBATE



19750503000021540 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/03/1975 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, we have hereunto set our hand(s) and seal(s), this 7th day of February, 1975

WITNESS:

(Seal)

(Seal)

(Seal)

John C. Spain (Seal)
Willie Mae Spain (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 John C. Spain and wife, Willie Mae Spain whose name s 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 7th day of February, A. D., 19 75

Virginia Johnson
Notary Public