

This instrument was prepared by

(Name) W. H. Collier, Attorney

5677

(Address) 716 Brown Marx Building, Birmingham, Alabama 35203

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,

See Mtg 346-685

That in consideration of Three Thousand and no/100 (\$3,000.00) DOLLARS and the execution of a purchase money mortgage in the amount of \$9,000.00

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

George F. Seier and wife, Page H. Seier,
(herein referred to as grantors) do grant, bargain, sell and convey unto
Larry W. Edmondson and wife, Patricia B. Edmondson,

(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:

A part of SE 1/4 of NE 1/4 of Section 17, Township 21 South, Range 2 West more particularly described as follows: Commence at the NE corner of said SE 1/4 of NE 1/4 and run thence west along North line of said quarter-quarter section a distance of 846.84 feet to point of beginning; thence turn left an angle of 89° 00' and run a distance of 32.09 feet to a point; thence continue along said curve a distance of 621.45 feet to the North right-of-way boundary of the Saginaw-Columbiana Road; thence turn to the left and run Easterly along said highway right-of-way a distance of 495 feet more or less to the SW corner of property deeded to Donald Ross and wife, Bonnie Gene Ross, on August 13, 1955, as shown by deed recorded in the Probate Records of Shelby County, Alabama, in Deed Book 175, page 531; thence turn to the left and run North parallel with the East line of said quarter-quarter section a distance of 630 feet more or less to a point on the Northern boundary of said quarter-quarter section; then turn to the left and run in a westerly direction along North boundary of said quarter-quarter section a distance of 471.84 feet, more or less, to the point of beginning.

There is hereby reserved an easement 10 feet in width along the entire west line of said property for the purpose of installing and maintaining water and gas lines and all other utilities.

Subject to easements, permits, right-of-ways, mineral and mining rights of record.

19750624000032820 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/24/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 JUN 24 AM 9:13
Deed Book 300
Cecil W. Seider
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 23rd day of June, 1975

WITNESS:

.....(Seal)
.....(Seal)
.....(Seal)

George F. Seier (Seal)
Page H. Seier (Seal)
.....(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, W. H. Collier, a Notary Public in and for said County, in said State, hereby certify that George F. and Page H. Seier 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 23rd day of June, A. D., 1975

W. H. Collier

Notary Public.

Notary Public, Alabama State at Large
My commission expires April 9, 1976
Bonded by Home Indemnity Co. of N. Y.

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