

5932

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY COUNTY

Know All Men By These Presents,

That in consideration of Sixty-five Thousand only (\$65,000.00) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

David Fields Fowler and wife, Miriam Fowler
(herein referred to as grantors) do grant, bargain, sell and convey unto

Paul G. Wert and wife, Peggy E. Wert

(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 Northeast corner of the SE 1/4 of the NE 1/4 of Section 16, Township 19 South, Range 2 West, run Southwesterly along the Northeast Southwest diagonal line of said SE 1/4 of NE 1/4 of Section 16, Township 19 South, Range 2 West for 494.78 feet to the point of beginning; thence continue Southwesterly along the Northeast Southwest diagonal line of the SE 1/4 of NE 1/4 of Section 16, Township 19 South, Range 2 West, for 323.64 feet; thence turn an angle of 73 degrees 46 minutes 26 seconds to left and run Southeasterly 515.5 feet to a point on the Northwest right-of-way line of County Road No. 17; thence turn an angle of 90 degrees to the left and run Northeasterly along the Northwest right-of-way line of said road for 310.75 feet; thence turn an angle of 90 degrees to the left and run Northwesterly 605.94 feet, more or less, to the point of beginning.

\$36,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

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Shelby Cnty Judge of Probate, AL
07/02/1975 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 (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that I (we) have a good right to sell and convey the same as aforesaid; that (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 and seal, this 30th day of JUNE, 1975

WITNESS:

David Fields Fowler
DAVID FIELDS FOWLER
MIRIAM FOWLER
Miriam Fowler

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgement

I, Lillian S. Morrison

hereby certify that David Fields Fowler and Miriam Fowler
whose names are signed to the foregoing conveyance, and who
me on this day, that, being informed of the contents of the conveyance
on the day the same bears date.

, a Notary Public in and for said County, in said State,

known to me, acknowledged before
executed the same voluntarily

Given under my hand and official seal this 30th day of June

Lillian S. Morrison
Notary Public
My Commission Expires July 15, 1978