

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

6552

(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 TWELVE HUNDRED & NO/100 (\$1200.00) DOLLARS

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

Edmund Etness and wife, Polly Etness

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

Bobby Etness and wife, Linda Etness

(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 the  $W\frac{1}{2}$  of the  $W\frac{1}{2}$  of the  $SW\frac{1}{4}$  of the  $SE\frac{1}{4}$  of Section 15, Township 24 South, Range 15 East, being one in the same parcel of land as Tract No. 1 on the survey of Reese Mallette, Jr., Registered Alabama Licensed Surveyor No. 2950, dated September, 1970, which is more particularly described as follows: Begin at the SW corner of said  $SW\frac{1}{4}$  of  $SE\frac{1}{4}$  of said Section 15 and run thence in a Northerly direction along the Western boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 166.41 feet to a point; thence turn an angle of 88 deg. 15' 07" to the right and run Easterly a distance of 330.00 feet to a point; thence turn an angle of 91 deg. 44' 53" to the right and run Southerly a distance of 166.23 feet to a point; thence turn an angle of 88 deg. 01' 42" to the right and run Westerly a distance of 330.00 feet to the point of beginning.



19750728000040260 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
07/28/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1975 JUL 28 AM 10:38  
Carol M. Brasher  
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 26th day of July, 1975.

WITNESS:

(Seal)

(Seal)

(Seal)

Edmund Etness

(Edmund Etness)

Polly Etness

(Polly Etness)

(Seal)

(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 Edmund Etness and Polly Etness 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 26th day of July, A. D., 1975.

Lance Brasher

Notary Public.