

This instrument was prepared by

(Name) Mrs. Clarke Williamson Griffin
(Address) 7840 Rugby Court So. Birmingham, Ala.

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 }
COUNTY } KNOW ALL MEN BY THESE PRESENTS, 6623

That in consideration of Two thousand one hundred fifty DOLLARS

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

Clarke Williamson Griffin
(herein referred to as grantors) do grant, bargain, sell and convey unto Frank W. Cooney and wife

Mary Williamson Cooney
(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: Begin at the north west corner of the south west quarter of the north east quarter of Section 26, Township 19, Range 1 West, and run south 2 degrees East 495.0 feet along the western boundary line of said forty, and to the south margin of the right of way of what is known as the Florida Short Route, which is the point of beginning of the lot herein conveyed, and from said point of beginning run along south margin or line of the right of way of said Florida Short Route, north 81 degrees 20 minutes east 385.5 feet, thence south 2 degrees east 259.0 feet thence south 87 degrees 30 minutes west 384.0 feet, thence north 2 degrees west 218.9 feet, to the point of beginning of the lot herein conveyed, and containing 2.15 acres, more or less, and being a part of the south west quarter of the north east quarter of Section 26, Township 19, Range 1 West, situated in Shelby County, Alabama.

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Shelby Cnty Judge of Probate, AL
08/01/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 AUG - 1 PM 8:24
Need for 7.50
Conced in 7.50
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, I have hereunto set My hand(s) and seal(s), this 16th day of October, 19 74.

WITNESS:

(Seal) Clarke Williamson Griffin (Seal)
(Seal) _____ (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA }
Jefferson COUNTY } General Acknowledgment

I, Tenny H. Ramsey, a Notary Public in and for said County, in said State, hereby certify that Clarke Williamson Griffin 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of October A. D., 19 74
Tenny H. Ramsey Notary Public.
MY COMMISSION EXPIRES SEPTEMBER 5, 1977