

Jack W. Monroe, Jr.

2028 Kentucky Ave., Birmingham, Alabama

6794

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 THREE THOUSAND FIVE HUNDRED AND NO/100 (\$3,500.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, K. W. SCHAFNER, and wife JUDY B. SCHAFNER; and H. E. SCHATZ, JR. and wife, CAROLYN SCHATZ (herein referred to as grantors) do grant, bargain, sell and convey unto

ELMER C. EDWARDS and wife, EDNA EDWARDS

(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 Southwest corner of the Northwest quarter of the Northeast quarter, Section 7, Township 21 South, Range 2 East, run North along the West boundary of said quarter-quarter a distance of 348.16 feet to the point of beginning; thence, right 91 degrees, 43 minutes a distance of 181.92 feet; thence, left 90 degrees, 00 minutes a distance of 240.00 feet; thence, left along an arc whose radius is 25 feet and through an angle of 90 degrees 00 minutes a distance of 39.25 feet; thence continue a distance of 70.00 feet; thence left 90 degrees 00 minutes a distance of 190.00 feet; thence right 90 degrees 00 minutes a distance of 89.68 feet; thence left 91 degrees 43 minutes a distance of 74.96 feet to the point of beginning.

Situated in Shelby County, Alabama

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19750808000042590 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/08/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 AUG -8 AM 8:12
Need fee 3.50
Carroll M. Boudin
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 ~~we~~ (we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 s, this 1st day of August, 19 75.

WITNESS:

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, hereby certify that K. W. Schafner, Judy B. Schafner, H. E. Schatz, Jr. and Carolyn Schatz whose name S 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, 19 75.

John F. Schmitt
Notary Public