

(Name) J. B. Davis, Bonner-Davis Realty Co.

Jefferson Land Title Service Co., Inc.

(Address) 3227 Lorna Road, Birmingham, Ala.

AGENTS FOR

Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

7219
} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand and no/100 - - - - - DOLLARS

to the undersigned grantor, **Chelsea Developers, Inc.** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Billy Wade Marlow and wife, Jane E. Marlow

(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**

Lot 12A, according to the survey of Chelsea Estates, being more particularly described as follows:

Begin at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Southerly direction along the West Line of said Quarter-Quarter a distance of 252.50 feet to it's intersection with the Northerly right-of-way line of the Atlantic Coast Line Railroad; thence turn an angle to the left to the chord of a curve of 113 degrees, 01 minutes, 21 seconds, said curve having a central angle of 5 degrees, 04 minutes, 17 seconds and a radius of 3,108.43 feet; thence continue along the arc of said curve for a distance of 275.13 feet to the end of said curve; thence continue in a Northeasterly direction along the tangent extended to last described curve, continuing along the Northerly right-of-way line of said railroad, a distance of 380.83 feet to it's intersection with the North Line of said Northeast Quarter of the Northwest Quarter of Section 35; thence turn an angle to the left of 156 degrees, 18 minutes and run in a Westerly direction along the North Line of said Quarter-Quarter a distance of 597.17 feet to the point of beginning.
(For continuation of legal description see reverse side).

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, **Ralph S. Tully** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of **August** 19 **75**

ATTEST:

J. B. Davis
J. B. Davis Secretary

Ralph S. Tully
By **Ralph S. Tully** President

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, **The Undersigned Authority** a Notary Public in and for said County in said State, hereby certify that **Ralph S. Tully** whose name as **its** President of **Chelsea Developers, Inc.** a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 22nd day of **August** 19 **75**

19750828000046590 1/3 \$.00
Shelby Cnty Judge of Probate, AL
08/28/1975 12:00:00AM FILED/CERT

Marvin S. Redding
Notary Public

BOOK 294 PAGE 183

Return to:

BOOK 294 PAGE 184

1975082800046590 2/3 \$.00
Shelby Cnty Judge of Probate, AL
08/28/1975 12:00:00AM FILED/CERT

TO

WARRANTY DEED

(Corporate form, jointly for life with remainder to survivor)

STATE OF ALABAMA
COUNTY OF

(continuation of legal description)

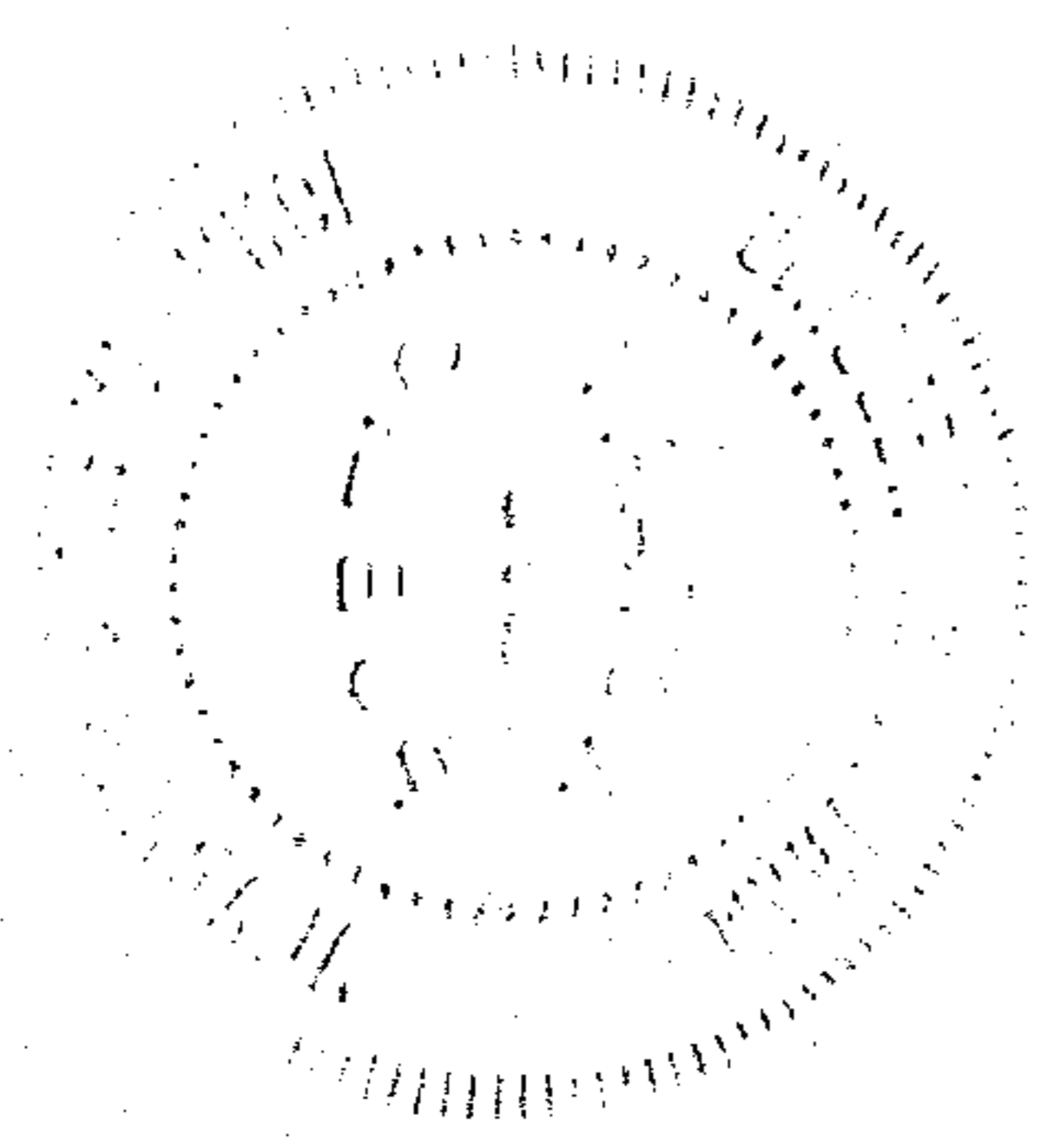
The above described real property is conveyed together with that certain easement from Barbara Marie Boyd to Chelsea Developers, Inc. on August 18, 1975, and filed for record on the 28 day of August, 1975 in ~~Real~~ Volume 294 Page 177 in the Office of the Judge of Probate, Shelby County, Alabama.

It is the intention of Grantors herein to convey all its right, title and interest, in and to said easement, to the Grantee herein simultaneously with and appurtenant to the real property herein conveyed.

Cerna P. ...
JUDGE OF PROBATE

1975 AUG 28 AM 8:33

STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT WAS FILED



Recording Fee \$
Deed Tax \$

This form furnished by

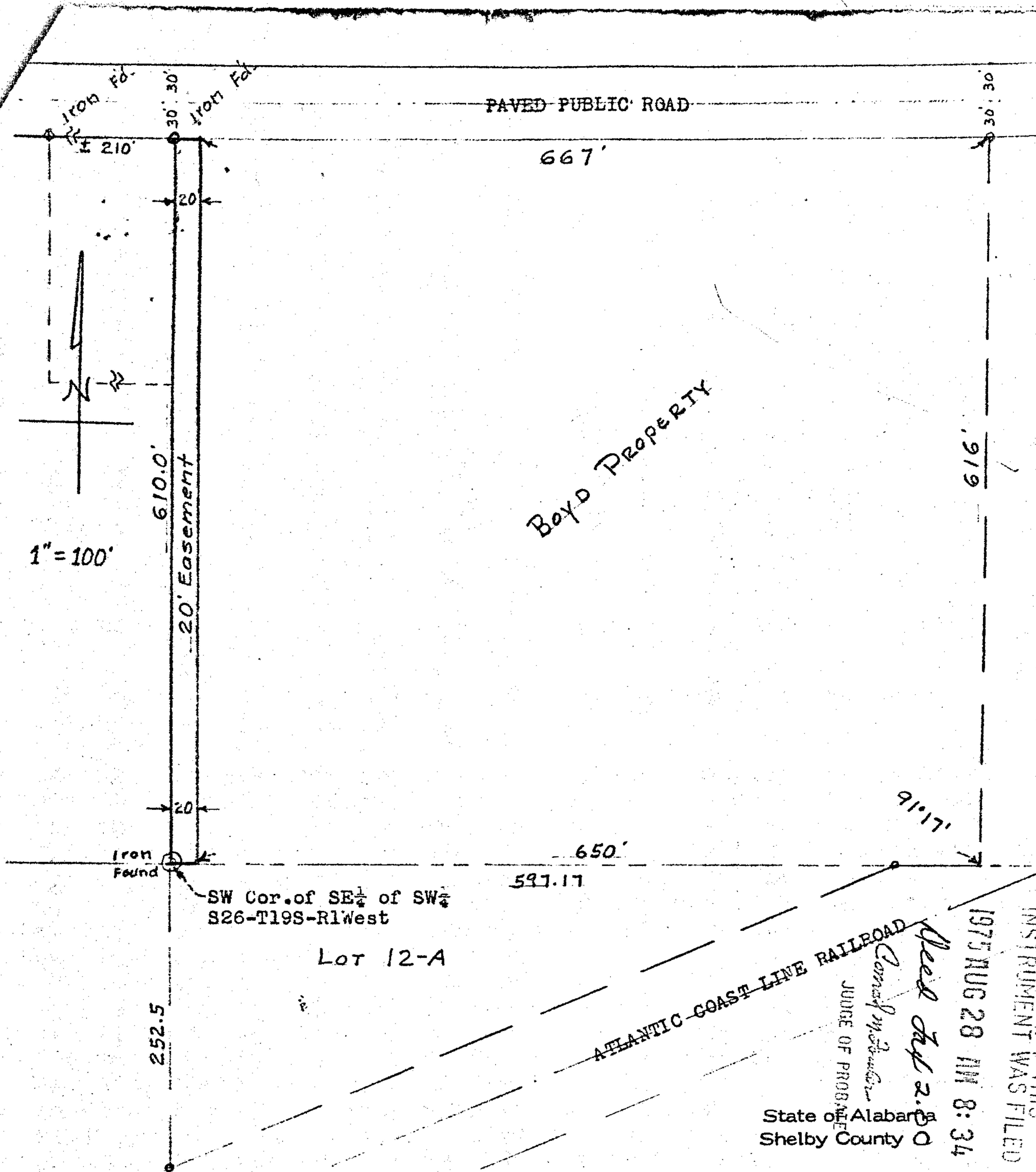
Jefferson Land Title Service Co., Inc.

BIRMINGHAM, ALABAMA

AGENTS FOR

Mississippi Valley Title Insurance Company

BOOK 294 PAGE 185



STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1975 AUG 28 AM 8:34

State of Alabama
Shelby County
JUDGE OF PROBATE
1975
Seale
JUL 2 1975

I, James H. Seale a registered Land Surveyor of the State of Alabama, do hereby certify the foregoing to be a true and correct map or plat of a survey made by me of a twenty (20)-foot easement, more particularly described as follows:

Begin at the SW corner of the SE 1/4 of SW 1/4 of S-26-T19S- Range 1 West, Shelby County, Alabama, thence North along the West line of said Quarter-Quarter Section a distance of 610.0 feet to the South right-of-way boundary of a Shelby County paved road, thence easterly along said right-of-way a distance of 20 feet, thence southerly, parallel to said West Quarter-Quarter section line, to the South line of said Quarter-Quarter Section, thence Westerly 20 feet to the point of beginning.

According to my survey this 7th day of June 1975.

James H. Seale
James H. Seale, L.S.#2684

19750828000046590 3/3 \$.00
Shelby Cnty Judge of Probate, AL
08/28/1975 12:00:00AM FILED/CERT