

This instrument was prepared by

(Name) Larry L. Halcomb % SEIER & HALCOMB 795

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY }

That in consideration of One thousand nine hundred twenty & no/100 (\$1,920.00) DOLLARS

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

John M. Britt and wife, Jeanette B. Britt
(herein referred to as grantors) do grant, bargain, sell and convey unto

George A. Hallenbeck and Marian M. Hallenbeck
(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:

Commence at the Southeast corner of the Southwest one-fourth of the Southeast one-fourth of Section 1, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed West along the South boundary of said section for a distance of 606.11 feet to the point of beginning. From this beginning point continue West along the South boundary of said Section 1 for a distance of 100 feet; thence turn an angle of 93° 31' to the right and proceed North for a distance of 586.89 feet; thence turn an angle of 86° 29' to the left and proceed West for a distance of 100 feet; thence turn an angle of 93° 31' to the left and proceed South for a distance of 646.89 feet; thence turn an angle of 86° 29' to the left and proceed East for a distance of 200 feet; thence turn an angle of 93° 31' to the left and proceed North for a distance of 60 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southeast one-fourth of Section 1, Township 19 South, Range 1 West and the Northwest one-fourth of the Northeast one-fourth of Section 12, Township 19 South, Range 1 West and the Northwest one-fourth of the Northeast one-fourth of Section 12, Township 19 South, Range 1 West, Shelby County, Alabama, and contains 1.6 acres.

The Grantees agree, by acceptance of this deed, that the total consideration recited above may be deducted by grantors from the next quarterly payment on an installment note due November 6, 1975.

19751024000059490 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/24/1975 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 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 30th day of September, 1975.

BOOK 295 PAGE 630
STATE OF ALABAMA }
I CERTIFY THAT THIS INSTRUMENT WAS FILED
1975 OCT 24 PM 1:03
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JUDGE OF PROBATE

(Seal) John M. Britt
JOHN M. BRITT
(Seal) Jeanette B. Britt
JEANETTE B. BRITT
(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John M. Britt and wife, Jeanette B. Britt whose name s 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 30 day of September A. D., 1975.
Sue Young
Notary Public.