

This instrument was prepared by

308

(Name) Amos W. Cory, Jr.
(Address) 3727 1/2 - 5th Ave. S.
Birmingham, Alabama 35222

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 Ten Dollars and other Valuable consideration DOLLARS

See Mtg 350-289

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

James A. Caton and wife Margaret E. Caton
(herein referred to as grantors) do grant, bargain, sell and convey unto

Eddy Nelson, a single man
(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 parcel of land containing one acre more or less located in the East 1/2 of the S.E. 1/4 of Section 25, Township 21 South, Range 3 West, Shelby County Alabama, described more particularly as follows: Commence at the Northwest corner of the East 1/2 of the S.E. 1/4 of said Sec. 25, and run south along the west line of said East 1/2 a distance of 363 feet, thence turn left 42° 15' a distance of 81 feet to the point of beginning: Thence continue last course a distance of 210 feet, thence turn left 90° a distance of 210 feet, thence turn left 90° a distance of 210 feet, thence turn left 90° a distance of 210 feet to the point of beginning.

ALSO - A right-of-way, 30 feet wide described as follows: Commence at the N.W. corner of the East 1/2 of the S.E. 1/4 of said Sec. 25 and run south along the west line of said east 1/2 a distance of 363 feet, thence turn left 42° 15' a distance of 291 feet to the point of beginning: thence continue last course a distance of 264 feet to the centerline of a public road, thence turn left 90° a distance of 30 feet, thence turn left 90° a distance of 264 feet, thence turn left an angle of 90° a distance of 30 feet to the point of beginning.



19751114000063920 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/14/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 NOV 14 AM 8:32
Heck
Cornel M. Johnson
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 31 st. day of October, 19 75.

WITNESS:

Lennie M. K. (Seal)

(Seal)

(Seal)

James A. Caton (Seal)
Margaret E. Caton (Seal)

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, Amos W. Cory, Jr., a Notary Public in and for said County, in said State, hereby certify that James A. Caton and wife Margaret E. Caton 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 31 st. day of October, A. D., 19 75.

Amos W. Cory, Jr.
Notary Public.

My commission expires 7-24-76

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