

Attorneys at Law
Columbiana, Alabama 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY


KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred and No/100 Dollars and other good and valuable consideration to the undersigned grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Arthur Earl McIlwain, a single man; John Wesley McIlwain and wife, Lois C. McIlwain ; Janie McIlwain, a widow; Irene McHenry, a widow; Theodore A. McIlwain, Jr., an unmarried man; Marion Cain and husband, William Cain; and Mary E. Thomas and husband, Charles Thomas, (herein referred to as grantors) do grant, bargain, sell and convey unto Herbert Epperson and wife, Barbara Epperson (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 portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 22 South, Range 1 West, more particularly described as follows; Begin at the SW corner of the said quarter-quarter-quarter and run easterly along the south side of said quarter-quarter-quarter for 382.54 ft. to a point in the centerline of the old Columbiana dirt road, then turn an angle of 22 deg. 04 min. 25 sec. to the left and run along the centerline of the said road for 179.55 ft., then turn an angle of 10 deg. 36 min. 39 sec. to the right and run along the centerline of the said road for 130.50 ft. to a point on the east side of the said quarter-quarter-quarter, then turn an angle of 77 deg. 33 min. 56 sec. to the left and run northerly along the east side of the said quarter-quarter-quarter for 574.53 ft., then turn an angle of 90 deg. 37 min. 51 sec. to the left and run westerly along the north side of said quarter-quarter-quarter for 674.05 ft., then turn an angle of 89 deg. 16 min. 18 sec. to the left and run southerly along the west side of said quarter-quarter-quarter for 671.99 ft. back to the point of beginning. The above described land is subject to the right of way of Shelby County Road #307, that R.O.W. being 80 ft. wide.

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 do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

BOOK 285 PAGE 814



19751208000068500 1/5 \$.00
Shelby Cnty Judge of Probate, AL
12/08/1975 12:00:00AM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this
29th day of November, 1975.

Arthur Earl McIlwain (Seal)

John Wesley McIlwain (Seal)

Louis C. McIlwain (Seal)

Janie McIlwain (Seal)

Irene McHenry (Seal)

Theodore A. McIlwain (Seal)

Marian C. Cain (Seal)

William Cain (Seal)


Mary C. Thomas (Seal)

Charles Thomas (Seal)

_____ (Seal)

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(SEE ACKNOWLEDGMENTS ATTACHED)


19751208000068500 2/5 \$.00
Shelby Cnty Judge of Probate, AL
12/08/1975 12:00:00AM FILED/CERT

STATE OF Alabama

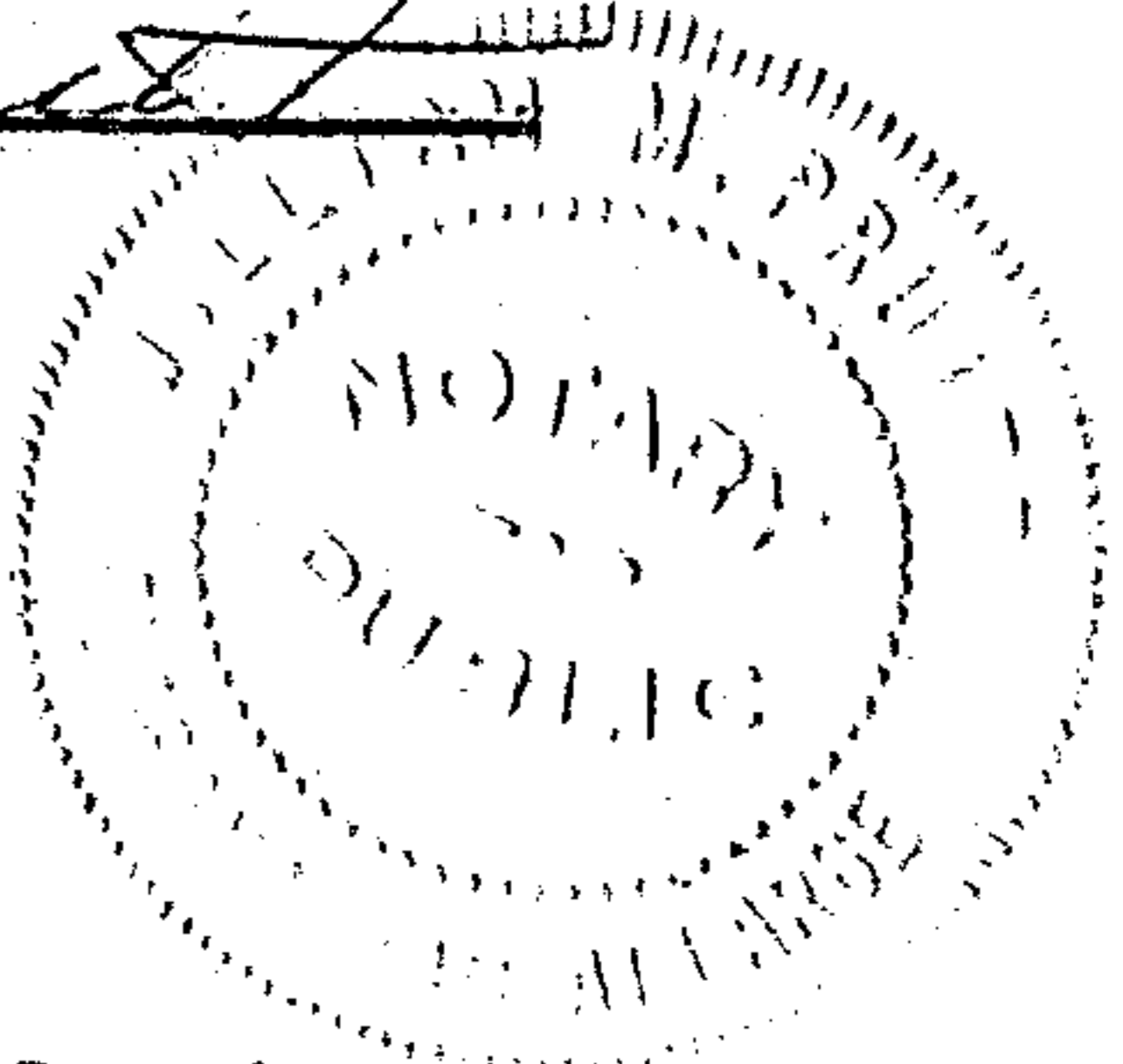
COUNTY OF Jefferson

I, William M. Pruitt, a Notary Public in and for said County

in said State, hereby certify that Arthur Earl McIlwain, a single man, whose names 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 29th day of Nov. 1975

William M. Pruitt
Notary Public



STATE OF Alabama

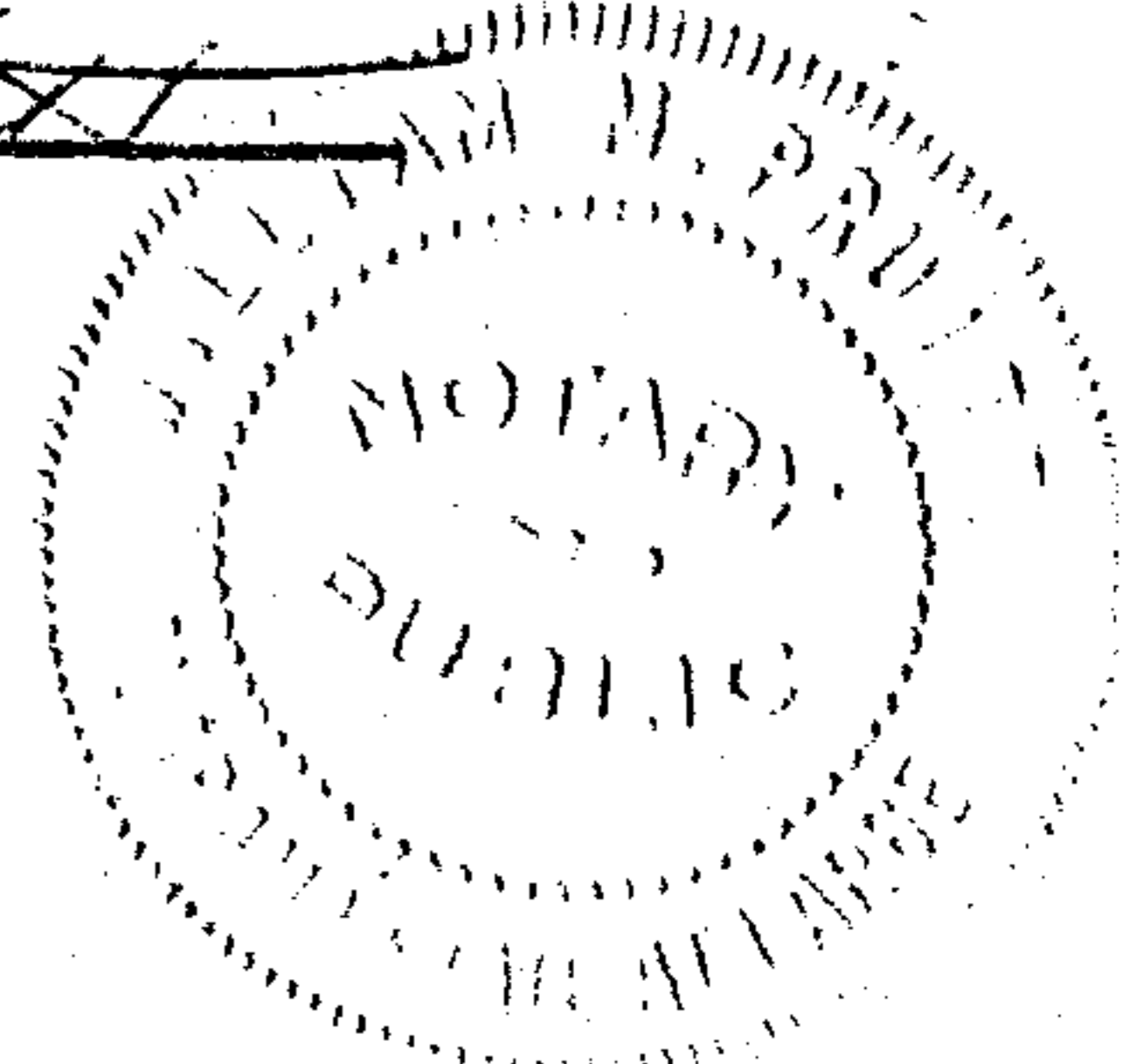
COUNTY OF Jefferson

I, William M. Pruitt a Notary Public in and for said County

in said State, hereby certify that John Wesley McIlwain and wife, Lois G. McIlwain, whose names 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 29th day of Nov. 1975

William M. Pruitt
Notary Public



STATE OF Alabama

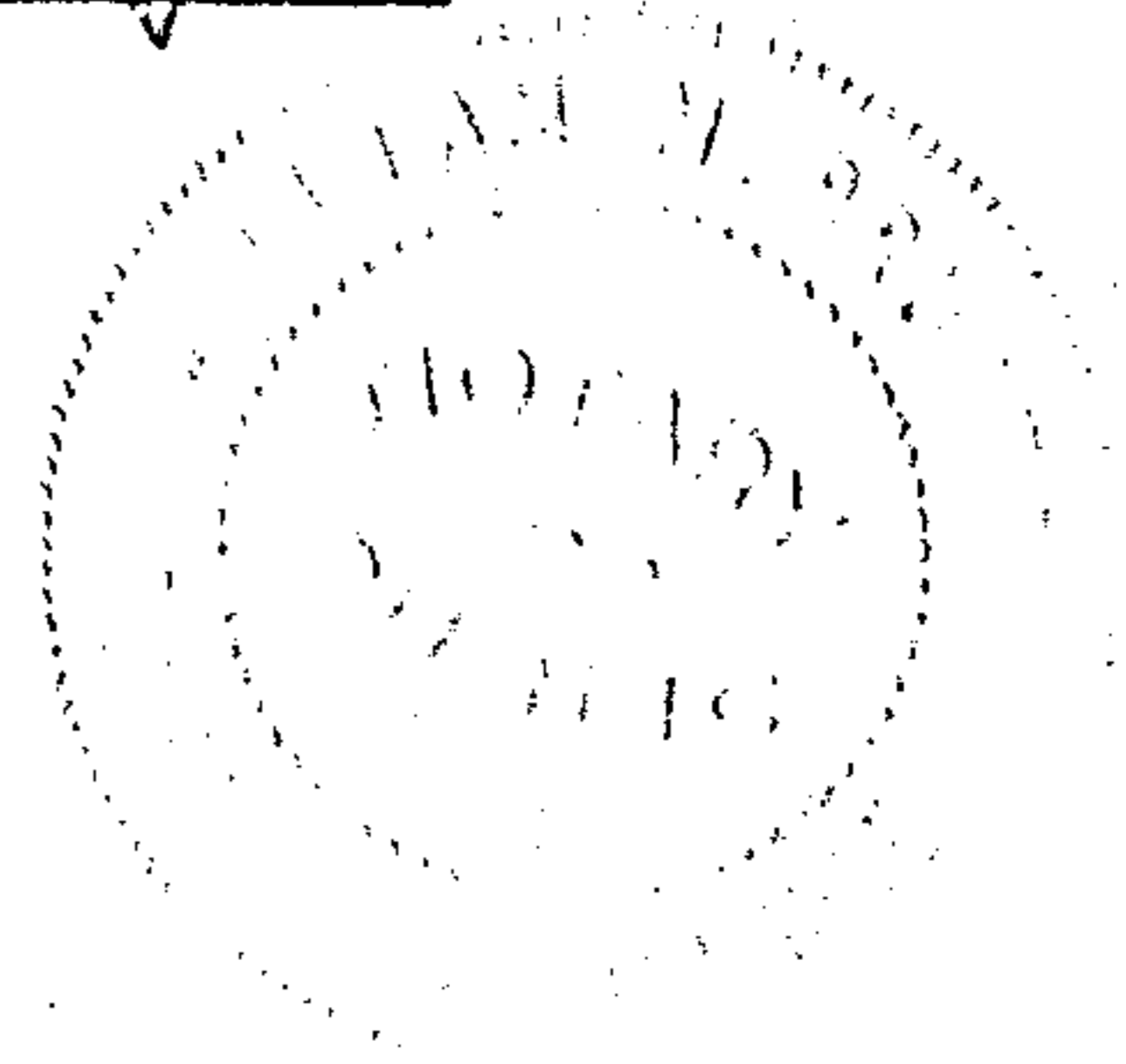
COUNTY OF Jefferson

I, William M. Pruitt a Notary Public in and for said County

in said State, hereby certify that Janie McIlwain, a widow, whose names 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 29th day of Nov. 1975

William M. Pruitt
Notary Public



BOOK 295 PAGE 816

19751208000068500 3/5 \$.00
Shelby Cnty Judge of Probate, AL
12/08/1975 12:00:00AM FILED/CERT

Notary Public, Alabama State at Large
My Commission Expires March 24, 1979
Bonded by Home Indemnity Co. of N.Y.

STATE OF Alabama

COUNTY OF Jefferson

I, William M. Pruitt, a Notary Public in and for said County

in said State, hereby certify that Irene McHenry, a widow whose names 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 29th day of Nov, 1975

William M. Pruitt
Notary Public



STATE OF Alabama

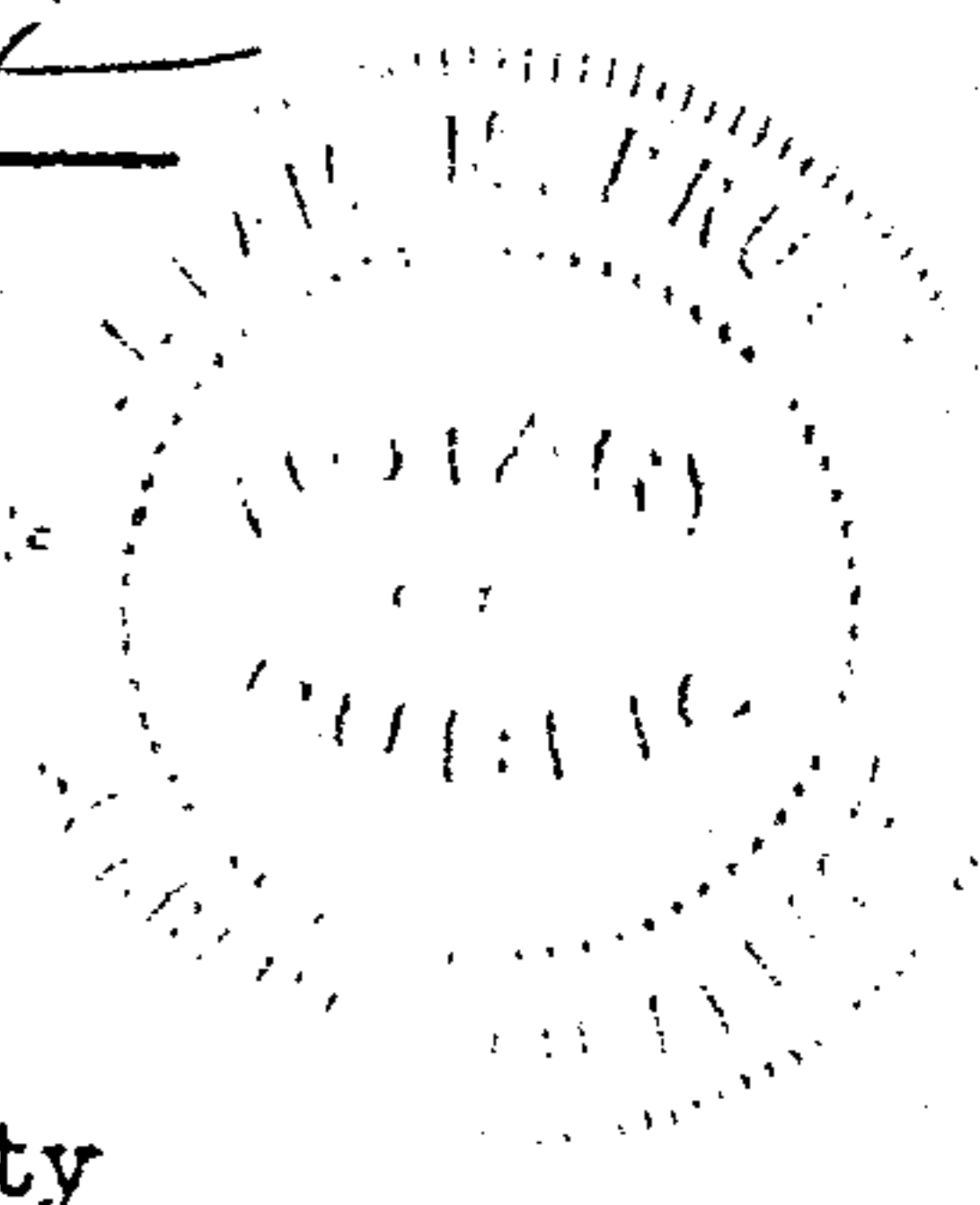
COUNTY OF Jefferson

I, William M. Pruitt a Notary Public in and for said County

in said State, hereby certify that Theodore A. McIlwain, Jr., an unmarried man, whose names 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 29th day of Nov, 1975

William M. Pruitt
Notary Public



BOOK 295 PAGE 817

STATE OF Alabama

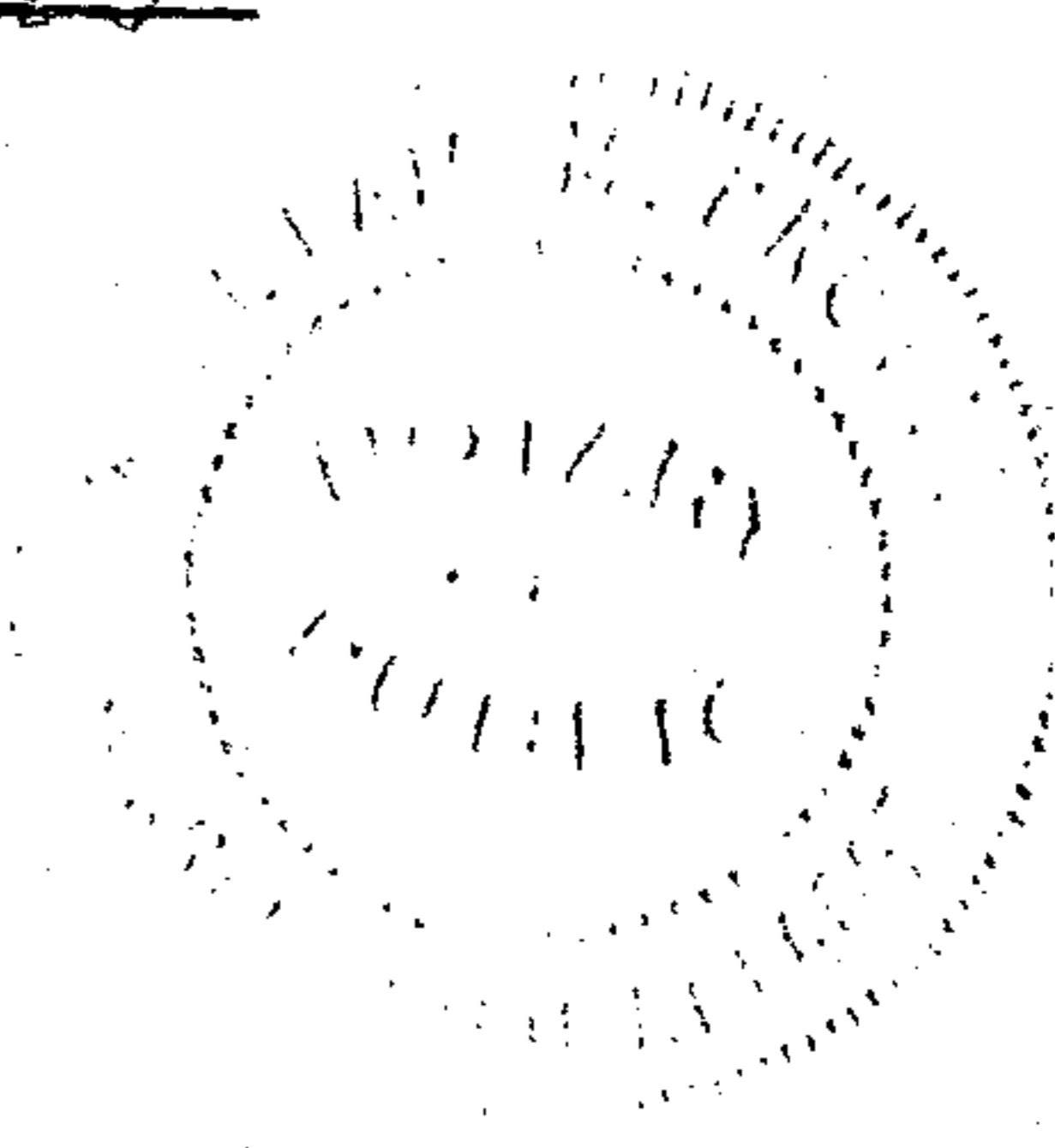
COUNTY OF Jefferson

I, William M. Pruitt a Notary Public in and for said County

in said State, hereby certify that Marion Cain and husband, William Cain, whose names 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 29th day of Nov, 1975

William M. Pruitt
Notary Public



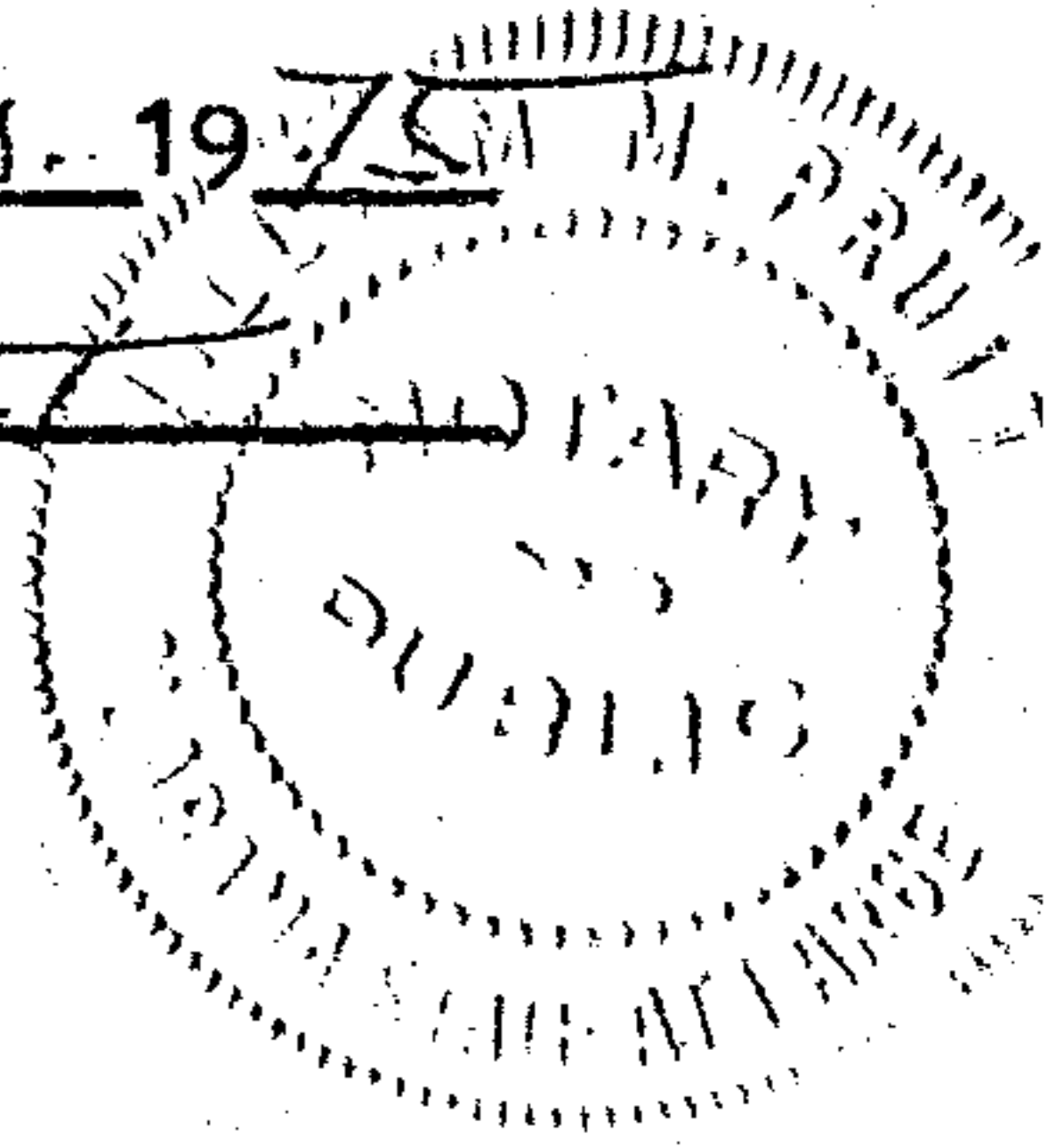
19751208000068500 4/5 \$.00
Shelby Cnty Judge of Probate, AL
12/08/1975 12:00:00AM FILED/CERT

Notary Public, Alabama State at Large
My Commission Expires March 24, 1979
Bonded by Home Indemnity Co. of N. Y.

STATE OF Alabama
COUNTY OF Jefferson

I, William M. Pruitt, a Notary Public in and for said County in said State, hereby certify that Mary E. Thomas and husband, Charles Thomas, whose names 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 29th day of Nov. 1975
William M. Pruitt
Notary Public



STATE OF Alabama
COUNTY OF Jefferson

I, William M. Pruitt a Notary Public in and for said County in said State, hereby certify that whose names 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 29th day of Nov. 1975
William M. Pruitt
Notary Public

STATE OF Alabama
COUNTY OF Jefferson

I, _____ a Notary Public in and for said County in said State, hereby certify that whose names 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 29th day of Nov. 1975.
William M. Pruitt
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 DEC - 8 PM 12:04
Need for 400
Cora M. ...
JUDGE OF PROBATE

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