

859

Jefferson Land Title Service Co., Inc.

(Name) HARRISON AND CONWILL

AGENTS FOR

(Address) Columbiana, Alabama 35051

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100 -----Dollars and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mary A. Oakes and husband, Phillip E. Oakes; Harvey L. Campbell and wife, Mary A. Campbell

(herein referred to as grantors) do grant, bargain, sell and convey unto

Carl Edward Duck

(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 tract of land located in the SE 1/4 of the NW 1/4 lying SW of the right-of-way of Central of Georgia Railroad located in Section 14, Township 19, Range 2 East, more particularly described as follows: Commence at the point of intersection of the East right of way line of Shelby County Highway No. 85 and the South line of the NW 1/4 of Section 14, Township 19, Range 2 East; thence North along said East right-of-way line to the point of intersection of the said East right of way line of said county highway and the West right of way line of Central of Georgia Railroad, said point being the point of beginning; thence run in a Southeasterly direction along the West right of way line of said railroad a distance of 450 feet, more or less, to a large ditch; thence run in a Westerly direction with the meanderings of said ditch to its point of intersection with the East right of way line of said county highway No. 85; thence run along the East right of way line of said county highway a distance of 520 feet, more or less, to the point of beginning.

The above described property contains 1 1/2 acres more or less being that property willed to Mary A. Campbell and Harvey L. Campbell by their father, H.L. Campbell. It is the intention of the grantors to convey that certain property conveyed to their father, H.L. Campbell, by deeds recorded in Deed Book 73, page 537 and Deed Book 295, pages 761, 762, and 763 in the Probate Office of Shelby County, Alabama.



Shelby Cnty Judge of Probate, AL 12/09/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY COUNTY I CERTIFY THIS INSTRUMENT WAS FILED 1975 DEC -9 AM 11:17

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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 8th day of December, 1975

WITNESS:

(Seal) (Seal) (Seal)

Harvey L. Campbell (SEAL) Mary A. Campbell (SEAL) Phillip E. Oakes (Seal) Mary A. Oakes (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, H. L. Conwill, a Notary Public in and for said County, in said State, hereby certify that Mary A. Oakes and husband, Phillip E. Oakes, Harvey L. Campbell and wife, Mary A. Campbell 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 8th day of December, A. D., 1975

H. L. Conwill Notary Public