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Shelby Cnty Judge of Probate, AL
02/02/1976 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

W. L. Longshore, Jr., Attorney
423 Frank Nelson Bldg. B'ham, Ala.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

JEFFERSON COUNTY

Know All Men By These Presents,

That in consideration of Twenty Five Thousand and no/100----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Lane Clayton, Jr. and wife, Eva Mae Clayton

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

Theodore Howard Oelschlager and wife, Sara L. Oelschlager

(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:

Begin at the Southeast corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama; thence in a westerly direction along the south boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section 37.33 feet to the point of beginning; thence continue in a westerly direction along said south boundary 76.60 feet; thence turn 43 degrees and 17 minutes to the right in a northwesterly direction 200.00 feet to intersection with the southeast right-of-way boundary of the Montevallo-Helena Road; thence turn 91 degrees and 01 minutes to the right in a northeasterly direction along said right-of-way boundary 34.40 feet; thence turn 8 degrees and 43 minutes to the right in a northeasterly direction along said right-of-way boundary 195.65 feet; thence turn 128 degrees and 38 minutes to the right in a southerly direction 136.90 feet; thence turn 6 degrees and 30 minutes to the left in a southeasterly direction 169.10 feet, more or less, to the point of beginning.

SUBJECT TO:

1. Ad valorem taxes for current year, 1976.
2. Right of way to Shelby County, recorded in Deed Book 155, page 404, in the Probate Office of Shelby County, Alabama, and in Deed Book 155, page 385.
3. Easement for the purpose of laying a water line granted by W. T. Booth and wife, Emory Booth, to James Alfred Lambert and wife, Willie Lambert by deed record March 12, 1952, Easement to James Alfred Lambert and wife, Willie Lee Lambert recorded in the Probate Office of Shelby County, Alabama, in Deed Book 151, page 533.

\$25,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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:

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 and seal, this 29th day of January, 1976.

WITNESS:

State of ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned hereby certify that Lane Clayton, Jr. and wife, Eva Mae Clayton whose names are signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date, are a Notary Public in and for said County, in said State, known to me, acknowledged before they executed the same voluntarily

Given under my hand and official seal this 29th day of January

A. D., 1976