

3569

This instrument was prepared by Wade H. Morton, Jr., Attorney at Law  
Columbiana, Alabama 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of Fifty and No/100 (\$50.00) Dollars and other good and valuable consideration and love and affection to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, LILLIAN L. WARREN, a widow, (herein referred to as Grantor) do grant, bargain, sell and convey unto THOMAS GREGORY WARREN and wife, VIRGINIA WARREN, (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:

The following described parcel situated in the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 10, Township 20 South, Range 2 West, Shelby County, Alabama: Begin at the Southwest corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 10, Township 20 South, Range 2, West, Shelby County, Alabama and run Easterly along the South side of the said  $\frac{1}{4}$ - $\frac{1}{4}$  section for 439.49 feet to the point of beginning; then continue along the same line for 439.49 feet; then turn an angle of 92 degrees, 11 minutes, 20 seconds to the left and run 1318.19 feet to the North side of the said  $\frac{1}{4}$ - $\frac{1}{4}$  section; then turn an angle of 87 degrees, 49 minutes, 40 seconds to the left and run 439.59 feet along the North side of the said  $\frac{1}{4}$ - $\frac{1}{4}$  section; then turn an angle of 92 degrees, 10 minutes, 40 seconds to the left and run 1318.04 feet back to the point of beginning, containing 13.29 acres, more or less.

The above described real estate is SUBJECT TO all easements, rights-of-way and restrictions of record.

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



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Shelby Cnty Judge of Probate, AL  
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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, I have hereunto set my hand and seal this 12<sup>th</sup> day of March, 1976.

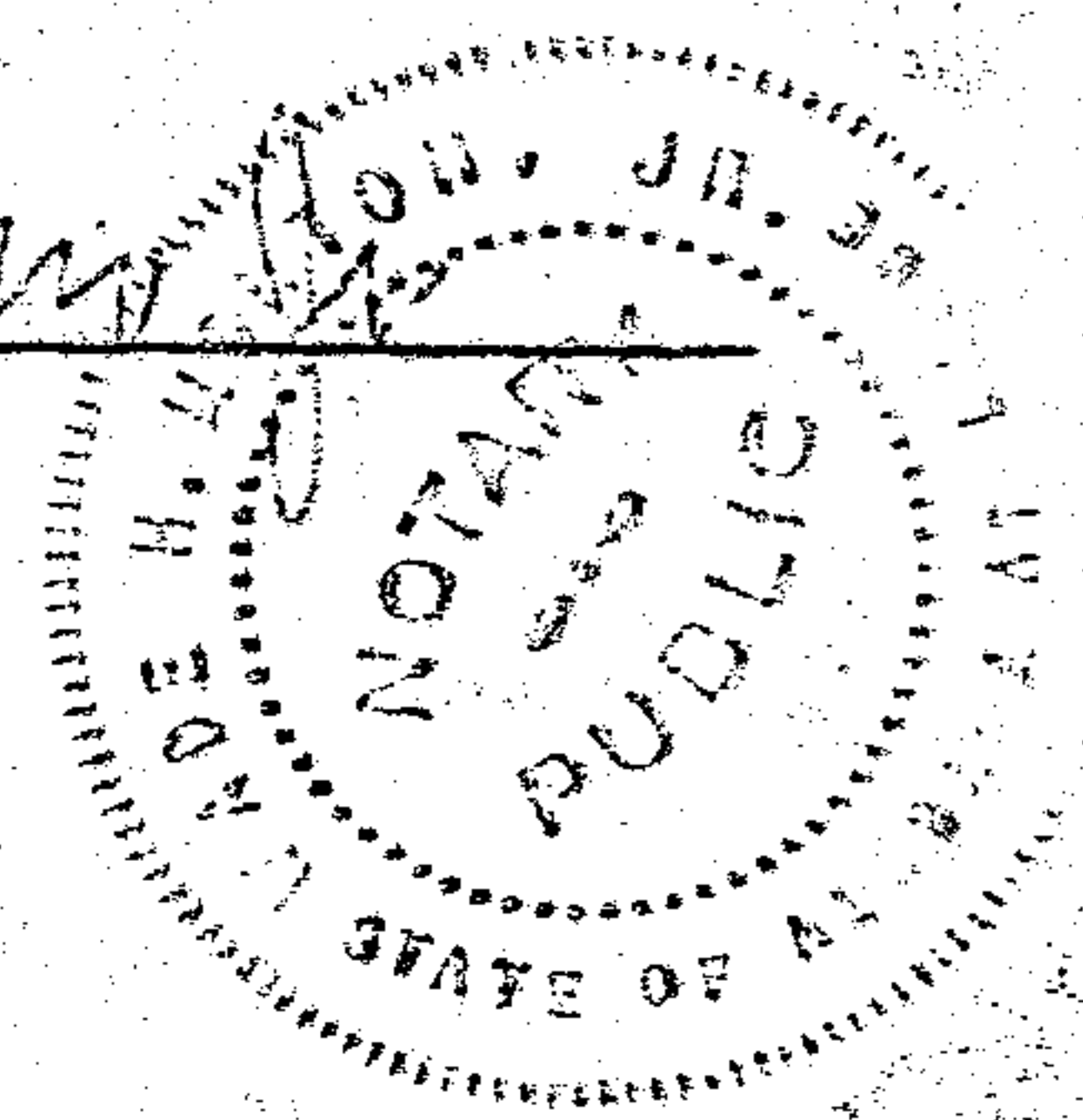
Lillian L. Warren (SEAL)  
Lillian L. Warren

STATE OF ALABAMA       )  
                                  General Acknowledgment  
SHELBY COUNTY        )

I, Wade H. Morton, Jr., a Notary Public in and for said County, in said State, hereby certify that LILLIAN L. WARREN, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of March, 1976.

Wade H. Morton, Jr.  
Notary Public



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Shelby Cnty Judge of Probate, AL  
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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 MAR 26 AM 11:50  
Need \$44.50  
Conrad H. [Signature]  
JUDGE OF PROBATE

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