

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

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 THIRTEEN THOUSAND FIVE HUNDRED & NO/100 (\$13,500.00) DOLLARS

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

Ethel Edwards, an unmarried widow

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

James Ray Birdsong and wife, Brenace Birdsong

(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 strip of land of uniform width of 90 feet off the Northeast side of Lots 1, 3, 4, 5, 6, in Block 2 in West Manor Addition of the Town of Montevallo, as recorded in Map Book 3, page 60, in the Probate Office of Shelby County, Alabama, and also the Northeast 90 feet of an alley that lies between Lots 1 and 3 in Block 2. Situated in the Town of Montevallo, Shelby County, Alabama.



19760507000041030 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/07/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAY -7 PM 3:38
Book 34.50
Conrad M. Fowler
JUDGE OF PROBATE

298 PAGE 512
BOOK

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, I have hereunto set my hand(s) and seal(s), this 7th day of May, 1976.

WITNESS:

(Seal)

Ethel Edwards (Seal)
(Ethel Edwards)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ethel Edwards

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 7th day of May, A. D., 1976.

Frank Ellis
Notary Public.