

This instrument was prepared by

(Name) Randy Thompson

(Address) 500 Southland Dr. Birmingham, Ala.

5049

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Dollars (\$5.00) and other valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, C. M. Tyndal and wife. Charles M. Tyndal and wife. and Edward C. Tyndal and wife.

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

Charles A. Tidwell and wife, Jeanette J. Tidwell

(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:

Tract No. 1: 14 acres, more or less, in the NW corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, being 220 yards wide North and South and 308 yards long East and West, all in Section 29, Township 21 South Range 1 East, Shelby County, Alabama.

Tract No. 2: E $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 30, Township 21 South, Range 1 East, Shelby County, Alabama, LESS AND EXCEPT that part sold to R.B. Boaz, as described in Deed Book 128, at page 422, in the Office of the Probate Judge of Shelby County, Alabama, which excepted part is described therein as follows, to-wit: All that part of the E $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 30, Township 21, Range 1 East, lying South and West of the old county dirt road, known as Old Fort Williams Ferry Road, also known as the Lower Kingdom Road, containing 5 acres, more or less.

Tract No. 3: All that part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, Township 21 South, Range 1 East, Shelby County, Alabama, lying East of the old County dirt road, known as Old Fort Williams Ferry Road, also known as the Lower Kingdom Road, and North of the NE right-of-way line of the paved Shelby County Road No.28, known as the Kingdom Highway, also known as Goodhope Road. Mineral and Mining rights excepted.

Subject to easements, restrictions and matters of record.

Subject to current ad valorem taxes, a lien not yet due and payable.



19760511000042770 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/11/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAY 11 PM 3:17
Deed Book 2650
Conrad M. Johnson
JUDGE OF PROBATE

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 4th day of March, 1976.

WITNESSES

C. M. Tyndal (Seal)

C. M. Tyndal

Charles M. Tyndal, M. D. (Seal)

Edward C. Tyndal, M. D. (Seal)

Elizabeth C. Tyndal (Seal)

Elizabeth C. Tyndal

Elveree C. Tyndal (Seal)

Martha K. Tyndal (Seal)

Martha K. Tyndal

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, C. John Holditch, a Notary Public in and for said County, in said State, hereby certify that C. M. Tyndal and wife Elizabeth C. Tyndal, Charles M. Tyndal and wife Elveree C. Tyndal and Edward C. Tyndal and wife Martha K. Tyndal 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 4th day of March, A. D., 1976.

C. John Holditch

Notary Public