

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, ATTORNEYS

(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 TEN 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,

Mallie C. Parrish, a widow

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

James Austin Parrish and wife, Frances Parrish

(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 certain lot located in Sec. 15, T-20-S, R-3-W, described as: Commence at the NW corner of the SE1/4 of the NW1/4 of Sec. 15, T-20-S, R-3-W; thence run South 44 deg. 09 min. East a distance of 164.40 ft.; thence run South 60 deg. 18 min. East a distance of 179.15 ft.; thence run South 83 deg. 45 min. East a distance of 30.00 ft.; thence run South 3 deg. 33 min. West a distance of 56.25 ft.; thence run South 7 deg. 15 min. West a distance of 156.80 ft.; thence run South 14 deg. 03 min. West a distance of 224.40 ft.; thence run South 12 deg. 01 min. West a distance of 525.30 ft.; thence run South 71 deg. 17 min. East a distance of 131.00 ft.; thence run South 71 deg. 34 min. East a distance of 495.45 ft.; thence run South 7 deg. 38 min. East a distance of 308.66 ft.; thence run North 89 deg. 23 min. West a distance of 417.00 ft. to the NW corner of the Columbiana Housing Authority Lot being marked by a concrete monument and the point of beginning; thence continue North 89 deg. 23 min. West a distance of 115.00 ft. to the NE corner of the Helena Masonic Lodge Lot; thence turn an angle of 92 deg. 28 min. to the left and run along said Masonic Lodge Lot a distance of 85.00 ft. to the SE corner of said Lot; thence turn an angle of 92 deg. 28 min. to the right and run along the South line of said Lot a distance of 95.00 ft. to the East margin of Main Street; thence turn an angle of 92 deg. 28 min. to the left and run South along the East margin of Main Street a distance of 135.00 ft.; thence turn an angle of 87 deg. 32 min. to the left and run a distance of 210.00 ft. to the West line of the said Columbiana Housing Authority Lot; thence turn an angle of 92 deg. 28 min. to the left and run North along the West line of said Columbiana Housing Authority Lot a distance of 220.00 ft. to the point of beginning.

There are no encroachments, easements, rights-of-way, or joint drives over or across said Lot.

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 22nd

day of August, 1974

(Seal)

(Seal)

(Seal)

Mallie C. Parrish (Seal)

(Seal)

(Seal)

BOOK PAGE 761
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUL 13 AM 9:05
Deed Book 50
Clerk of Probate
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mallie C. Parrish, 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 22 day of

August

A. D. 1974

O. K. Campbell
Notary Public.