

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-15 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 One dollar (\$1.00)----- 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,

Fred Austin and wife, Maggie Austin

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

Roy B. Moore and wife, Juanita Moore

(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 part of S $\frac{1}{2}$ of NW $\frac{1}{4}$ Section 6, Township 21 South, Range 2 East, more particularly described as follows: Commencing at the NE corner of lot formerly known as P. T. Ray lot on the South margin of McGowan's Ferry Road, (which point is 526 feet more or less East of intersection of East line of Wilsonville-Vincent Highway with South line of McDowan Ferry Road), which point is also the NW corner of Mrs. Emma Lindsey home lot; thence run in an Easterly direction along South margin of McGowan Ferry Road a distance of 200 feet to an iron pin and the point of beginning of lot herein described; thence run South 0 deg. 16 min. West a distance of 150 feet; thence run in an Easterly direction and parallel with South line of McGowan Ferry road a distance of 100 feet; thence run North 0 deg. 16 min. East a distance of 150 feet to South side of McGowan Ferry road; thence along the South side of McGowan Ferry road North 89 deg. 44 min. West a distance of 100 feet to a point of beginning, said lot being further designated as Lot Number One of the Lindsey Survey, according to a plat of R. E. Butler, Registered Land Surveyor, dated August 12-13, 1955.



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Shelby Cnty Judge of Probate, AL
08/23/1976 12:00:00AM FILED/CERT

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
day of , 1976.

BOOK 300 PAGE 524
STATE OF ALABAMA, SHELBY COUNTY
IN WITNESS WHEREOF
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1976 AUG 23 PM 3:11

Deed July 50
Conceded M. J. Allen
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Fred Austin

(Seal)

Fred Austin

Maggie Austin

(Seal)

Maggie Austin

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

Kathryn J. Alstadt, a Notary Public in and for said County, in said State,
hereby certify that Fred Austin and wife, Maggie Austin

whose name(s) 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 17 day of August A. D., 1976

Kathryn J. Alstadt

Notary Public.