

This instrument was prepared by

8613

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

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 Twenty Three Thousand Four Hundred Thirty Seven and 50/100 DOLLARS

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

Louise J. Maske, a widow

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

Flynn Gerald and wife, Jeanette Gerald

(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:

Begin at the Southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 20 South, Range 1 East, run West along the South boundary of said quarter-quarter a distance of 1307.86 feet; thence right 89 deg. 04 min. 07 sec. a distance of 91.53 feet; thence right 19 deg. 04 min. a distance of 601.25 feet; thence right 71 deg. 46 min. 09 sec. a distance of 1110.30 feet; thence right 89 deg. 04 min. 10 sec. a distance of 664.86 feet to the point of beginning, containing 18.75 acres, and subject to easements and rights of way of record.

Subject also to purchase money mortgage in the amount of \$16,640.63.

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19760917000089300 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/17/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 SEP 17 PM 1:53
Filed Sep 17
Conrad M. Fowler
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, I have hereunto set my hand(s) and seal(s), this 14th day of September, 1976.

WITNESS:

(Seal)

Louise J. Maske

(Seal)

(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 Louise J. Maske, 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 14th day of September, A. D., 1976.

Mary D. Thompson
Notary Public.