

This instrument was prepared by

(Name) Michael J. Romeo, attorney

(Address) 521 Massey Building, Birmingham, AL 35023

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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19760921000090110 1/1 \$0.00
Shelby Cnty Judge of Probate, AL
09/21/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Three Thousand & No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, William M. Dollar & wife, Teresa L. Dollar (herein referred to as grantors) do grant, bargain, sell and convey unto Milton Sellers & wife, Hyun Sook Lee Sellers (herein referred to as GRANTEEES) 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:

Part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From the southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, run in a westerly direction along south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 621.00 feet, thence turn an angle to the right of 115°14' and run in a northeasterly direction for a distance of 753.30 feet to a point of beginning, thence continue along last mentioned course for a distance of 216 feet to a point on the southwest line of a 35 foot easement for a road, thence turn an angle to the right of 122°48' and run in a southeasterly direction along the southwest line of said 35 foot easement for a distance of 165 feet, thence turn an angle to the right of 79°30' and run in a southwesterly direction for a distance of 158.78, thence turn an angle to the right of 82°12' and run in a northwesterly direction for a distance of 81 feet, more or less, to the point of beginning, containing 0.49 acres, more or less.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1976.
2. Less and except any part of subject property now a part of a roadway.
3. Easements to Alabama Power Company in Deed Book 129, page 564.

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TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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), the day of September, 1976.

WITNESS:
David P. Broussard (Seal)

Jimmy C. Boring (Seal)

Patricia M. Rash (Seal)

William M. Dollar (Seal)

William M. Dollar (Seal)

Teresa L. Dollar (Seal)

STATE OF TEXAS
HARRIS COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William M. Dollar & wife, Teresa L. Dollar, 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 7th day of September, 1976.

A. D., 19 76

Notary Public
COUNTY
Texas
Sage

Notary Public