

This instrument was prepared by

(Name) Harrison and Conwill

(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

726

That in consideration of Fourteen Thousand, Five Hundred and no/100- ----- DOLLARS

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

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

Laura Estelle Rutherford and Mattie R. Jones

(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 parcel of land situated in the N $\frac{1}{2}$ of Section 4, Township 22 South, Range 3 West described as follows: Commence at the southeast corner of the NW $\frac{1}{4}$ of Section 4 and go north 2 deg. 31 $\frac{1}{2}$ min. West along the east boundary of said NW $\frac{1}{4}$ of Section 4 a distance of 39.20 feet to a point on the north boundary of Shelby County Highway No. 22; thence run north 88 deg. 55 min. west along the north boundary of said Highway for 114.67 feet to the point of beginning of the lot herein conveyed; thence north 1 deg. 05 min. east for a distance of 200.65 feet; thence south 88 deg. 02 min. west to the northeast corner of a lot conveyed to A. M. Stinson in 1963 as shown by Deed Book 224 page 349 in the Probate Office of Shelby County, Alabama; thence run southerly along the east line of said Stinson lot to the north boundary of said Highway No. 22; thence run in an easterly direction along the north boundary of said Highway right-of-way to the point of beginning.

BOOK 301 PAGE 698

19761026000102830 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/26/1976 12:00:00AM FILED/CERT

JUDGE OF PROBATE

Conrad M. Jones

Deed Book 145

1976 OCT 25

STATE OF ALABAMA
NOTARY PUBLIC
INSTRUMENT FILED

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 October, 1976.

WITNESS:

Thelma Martin (Seal)

Mary L. Campbell (Seal)

(Seal)

Ruth Bearden (Seal)
Ruth Bearden

(Seal)

(Seal)

FLORIDA
STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned Thelma Martin, a Notary Public in and for said County, in said State, hereby certify that Ruth Bearden, 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 October, A. D., 1976.