

This instrument was prepared by

(Name) Wallace, Ellis & Fowler, Attorneys
Columbiana, Ala. 35051
(Address)

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,

855

That in consideration of TWO HUNDRED SEVENTY-FIVE & NO/100 (\$275.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James Wallace and wife, Mildred Wallace
(herein referred to as grantors) do grant, bargain, sell and convey unto
Perry McGinnis and wife, Lorene McGinnis

(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 located in the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 27, Township 19 South, Range 2 East, Shelby County, and more particularly described as follows: Commence at the NE corner of the James and Mildred Wallace lot, said corner being South 58 deg. 40 min. West 429 feet of the intersection of the South boundary of County Highway No. 62 and the East boundary of the E $\frac{1}{2}$ of said SW $\frac{1}{4}$; thence run South 10 deg. East along the East side of said lot a distance of 210 feet to a point constituting the SW corner of the Earmon McGinnis lot as described in Deed Book 242, page 17, and which is the point of beginning of the lot herein described; thence continue in the same direction along the East side of said Wallace property a distance of 210 feet to a point; thence run East 105 feet to a point; thence turn left and run in a Northerly direction 210 feet, more or less to the Southeasterly corner of the Earmon McGinnis lot as described in above Deed Book 242, page 17; thence run in a Westerly direction along the South boundary of the said Earmon McGinnis lot 105 feet, more or less to point of beginning.



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Shelby Cnty Judge of Probate, AL
10/28/1976 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 August, 1973.

BOOK 301 PAGE 759
STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT WAS FILED
1976 OCT 28 PM 2:22
Deed Book 242
Com. of McGinnis
JUDGE OF PROBATE

(Seal)
(James Wallace)
(Seal)
(Mildred Wallace)
(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 James Wallace and Mildred Wallace 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 31st day of August, A. D., 1973

Com Expires May 1, 1976

Notary Public.