

This instrument was prepared by

(Name) Allstate Realty

(Address) Alabaster, Ala

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 Five Dollars (\$5.00) and other values DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles E. Seales and wife, Martha E. Seales
(herein referred to as grantors) do grant, bargain, sell and convey unto
Dan Cooner and Dorthy Lee Cooner

(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 the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, Township 21 South, Range 3 West, more particularly described as follows: Begin at the NE corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 22, and run South along East boundry of said quarter-quarter Section a distance of 417.42 feet to the point of beginning of the property herein described: thence run west parallel with the north boundry of said quarter quarter section 208.71 feet: thence south parallel with the east boundry of said quarter-quarter section 208.71 feet to a point: thence east parallel with the North boundry of said quarter-quarter section 208.71 feet to the east boundry of said quarter-quarter section: thence North along said east boundry 208.71 feet to the point of beginning.

BOOK 302 PAGE 335

19761202000116410 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/02/1976 12:00:00 AM FILED/CER1

1976 DEC -2 AM 8:20
Deed Book 1.00
Clerk of Probate
JUDG OF PROBATE
SHELB COUNTY ALA
THIS INSTRUMENT WAS 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, by, from, through, or under them.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 24 day of November, 1976

WITNESS:

(Seal) Charles E. Seales (Seal)
(Seal) Martha E. Seales (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgment

I, Notary Public, a Notary Public in and for said County, in said State, hereby certify that Charles E. Seales and wife Martha E. Seales 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 24 day of Nov, A. D. 1976
Notary Public