

This instrument was prepared by

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7067

Form 1-15 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 Ten thousand dollars (\$10,000.00)-----DOLLARS

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

Marshall R. Davis and wife, Gloria F. Davis,

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

Richard S. Fix and wife, Jo Anne D. Fix,

(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 NW $\frac{1}{4}$ of Section 33, Township 20 South, Range 4 West described as follows: Begin at the SE Corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 175.23 feet; thence turn an angle of 89 deg. 12' to right and run Northerly 1250.74 feet to the South right of way line of Shades Crest road; thence run in an Easterly direction along the South right of way line of Shades Crest Road to its intersection with the East line of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 33; thence South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the point of beginning, containing 5.10 acres more or less.

SUBJECT TO:

1. Taxes for 1977 and subsequent years.

2. Transmission line permit to Alabama Power Company dated July 8, 1965, and recorded in Deed Book 238, Page 78, in Probate Office.

19770401000029820 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/01/1977 12:00:00AM FILED/CERT

DEED ALA SHELBY CO.
CERTIFY THIS
DEED WAS FILED
Dd for \$10.00
77 APR -1 PM 10:05

Fee 1.50
Inc 1.00
\$12.50

CLERK 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, we have hereunto set our hand(s) and seal(s), this
day of March, 1977.

WITNESS:

(Seal)

(Seal)

(Seal)

Marshall R. Davis (Seal)

Gloria F. Davis (Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marshall R. Davis and wife, Gloria F. Davis, 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of March, A. D., 1977.

Jerry Wayne Russell
Notary Public.