

This instrument was prepared by

7623

7623

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

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 other valuable considerations and Ten and No/100 (\$10.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Bertha Nabors, a widow; Rosie Elliott, a widow; Larry Calhoun and wife, Kathy Calhoun; and Otis Calhoun and wife, May Frances Calhoun (herein referred to as grantors) do grant, bargain, sell and convey unto

Larry Calhoun and wife, Kathy Calhoun

(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:

Our undivided interests in and to the following described property:

Begin at the SW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 20, Range 3 West and go thence North 89 deg. East 264 feet; thence North 31 deg. and 40 min. East 315 feet to point of beginning of lot herein described; thence north 31 deg. and 40 min. East 105 feet; thence South 37 deg. and 30 min. East 210 feet to the North margin of the Harpersville Public Road; thence South 31 deg. and 40 min. West along the North margin of said road 105 feet; thence North 37 deg. and 30 min. West 210 feet to the point of beginning. Said lot being in Section 36, Township 20, Range 3 West, and containing $\frac{1}{2}$ acre, more or less. Subject to easements and rights of way of record and subject to mortgage indebtedness.

The grantors warrant that Phil Calhoun and his wife, Marie Calhoun, who formerly owned the above described property are both deceased, said Phil Calhoun having died intestate while a resident of Shelby County, Alabama, on September 17, 1968, and said Marie Calhoun having died while a resident of Shelby County, Alabama, on June 6, 1975; that said Marie Calhoun was an unmarried woman at the time of her death; that said Phil Calhoun and said Marie Calhoun had only three children ever born of them, namely, the grantors, Bertha Nabors and Rosie Elliott, and Robert Calhoun, who is deceased; that said Robert Calhoun died intestate while a resident of Shelby County, Alabama, on February 19, 1975, he being survived by his widow, Geneva Calhoun and three children, namely, the grantor, Larry Calhoun and the grantor, Otis Calhoun, and one other child, a minor, Paul Calhoun, said three children being the only children ever born of said Robert Calhoun. That said Phil Calhoun had no other children not enumerated herein and that said Marie Calhoun had no other children no enumerated herein

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 18th day of April, 1977

Kathy Calhoun (Seal)
Kathy Calhoun

Otis Calhoun (Seal)
Otis Calhoun

May Frances Calhoun (Seal)
May Frances Calhoun

Bertha C. Nabors (Seal)
Bertha Nabors

Rosie Elliott (Seal)
Rosie Elliott

Larry Calhoun (Seal)
Larry Calhoun

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

19770418000035320 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/18/1977 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bertha Nabors, 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 18th day of April, A. D., 1977

Larry Calhoun
Otis Calhoun

Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rosie Elliott, 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 18th day of April, 1977.

Arnold A. Rubin
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Calhoun and wife, Kathy Calhoun 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 18th day of April, 1977.

Arnold A. Rubin
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

19770418000035320 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/18/1977 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Otis Calhoun and wife, May Frances Calhoun 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 18th day of April, 1977.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
'77 APR 18 PM 3:49

Arnold A. Rubin
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

F. Thomas G. Snowden, Jr.
JUDGE OF PROBATE

Deed Tax 50
Rec. 5-00
Ind 1-00
6-50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 19____.

Notary Public