

This instrument was prepared by

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

(Address) COLUMBIANA, ALABAMA

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Shelby Cnty Judge of Probate, AL
05/04/1977 12:00:00AM FILED/CERT

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, *See Mtg*

That in consideration of Forty Five Thousand and No/100 (\$45,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Alvin M. Stinson and wife, Frances Rice Stinson

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

Harold D. Scott and wife, Nellie Jerline Scott

(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:

An undivided one-half interest in and to the following described property:

Commence at the Northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West; thence run South along the East line of said quarter-quarter section a distance of 690.90 feet; thence turn an angle of 83 deg. 00 min. 30 sec. to the right and run a distance of 328.01 feet to a point on on the West line of the Columbiana-Shelby Road; thence turn an angle of 84 deg. 43 min. to the right and run along the West margin of the said Columbiana-Shelby Road a distance of 101.78 feet to the point of beginning; thence turn an angle of 2 deg. 16 min. 00 sec. to the right and run along the West margin of said Columbiana-Shelby Road a distance of 468.27 feet to the South line of Wallace Street; thence turn an angle of 83 deg. 42 min. 30 sec. to the left and run along the South line of Wallace Street a distance of 153.02 feet; thence turn an angle of 1 deg. 50 min. 15 sec. to the left and continue along the South margin of Wallace Street a distance of 230.00 feet to the East right of way line of the L & N Railroad; thence turn an angle of 104 deg. 59 min. 45 sec. to the left and run along the East right of way line of the L & N Railroad a distance of 498.93 feet; thence turn an angle of 77 deg. 00 min. 30 sec. to the left and run a distance of 290.29 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, and containing 3.68 acres.

Subject to easements and rights of way of record and subject to a purchase money mortgage encumbering both undivided one-half interests in and to the above described property, said purchase money mortgage in the amount of \$75,000.00.

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 3rd day of May, 1977.

WITNESS:

NOTARY PUBLIC, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Ad. Tax \$ 75.00 (Seal)
77 MAY -4 PM 1:40 (Seal)

Thomas A. Snowden, Jr. \$ 10.00
JUDGE OF PROBATE (Seal)

Alvin M. Stinson (Seal)
Frances Rice Stinson (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, Alvin M. Stinson and wife, Frances Rice Stinson, a Notary Public in and for said County, in said State, hereby certify that 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 3rd day of May, A. D., 1977.

Mary R. Thompson
Notary Public.