

This instrument was prepared by

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

8286

(Address) COLUMBIANA, ALABAMA

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 other valuable considerations and One and No/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joe L. Tidmore and wife, Brenda Tidmore; and Charles O. Tidmore and wife, Joyce Tidmore (herein referred to as grantors) do grant, bargain, sell and convey unto

Nathan W. Averett, Sr. and wife, Iona Averett

(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 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West, more particularly described as follows: Beginning at the point where the West line of Thompson Street intersects the North line of Carter's Lane and run thence in a Northerly direction along West line of Thompson Street a distance of 200 feet, more or less, to Northeast corner of B. Z. Cooper lot for a point of beginning; from said point of beginning continue in a Northerly direction along West side of Thompson Street a distance of 104 feet to the South line of R. F. Ray lot; thence in a Westerly direction along the South line of R. F. Ray lot a distance of 355 feet; thence in a Southerly direction a distance of 104 feet to North line of lot formerly belonging to W. W. Carter (now Trustees of Columbiana Methodist Church); thence in an Easterly direction along North line of Church lot and B. Z. Cooper lot a distance of 355 feet, more or less, to point of beginning.

Subject to easements and rights of way of record.

BOOK 305 PAGE 205



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Shelby Cnty Judge of Probate, AL
05/05/1977 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 29th day of April, 1977

WITNESS:

STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
77 MAY -5 AM 9:55
James A. Brown, Jr. JUDGE OF PROBATE
Fees: \$ 2.50
Incl \$ 1.50
\$ 4.00

Joe L. Tidmore (Seal)
Brenda B. Tidmore (Seal)
Charles O. Tidmore (Seal)
Joyce Tidmore (SEAL)
General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe L. Tidmore and wife, Brenda Tidmore; and Charles O. Tidmore and wife, Joyce Tidmore, 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 29th day of April, A. D., 1977
Billie Sue Jones
Mary D. Thompson Notary Public.