THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE OR SURVEY ~~THIS DEED WAS PREPARED BY~~

This instrument was prepared by

(Name) Harrison and Conwill

(Address) Columbiana, Alabama 35051

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

8976

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand and no/100 DOLLARS

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

Joe Bolding, an unmarried man

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

Marvin Eugene Hall and Mary Evelyn Hall

(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:

Commence at a point where the northerly line of Valley Street intersects the westerly line of Shelby Street in the City of Montevallo, Alabama, and run thence in a northwesterly direction along the right-of-way line of Shelby Street a distance of 590 feet to a point being the northmost corner of the property the Halls purchased from Charles L. Parker and wife, Sadie Parker as shown by Deed Book 296 page 705 in Probate Office of Shelby County, Alabama, thence run in a southwesterly direction along the northerly line of said Hall lot a distance of 99 feet to a point on the easterly boundary of property owned by the University of Montevallo, thence run in a northerly direction along said University of Montevallo property a distance of 80 feet; thence run easterly along the south line of the Evans property 48 feet to the easterly right-of-way line of Shelby Street; thence run in a southeasterly direction along the westerly right-of-way line of Shelby Street a distance of 105 feet to the point of beginning.

being point of beginning.
(also known as the King line)

BOOK 305 PAGE 554

1977052400050590 1/1 $.00
Shelby Cnty Judge of Probate, AL
05/24/1977 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1977 MAY 24 AM 9:26

Deed Tax .50
Thomas A. Snowden, Jr. Rec. 1.50
Judge 1.00
3.00

Thomas A. Snowden, Jr.
JUDGE 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 ~~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, ~~I~~ have hereunto set my hand(s) and seal(s), this 13th day of May, 1977.

WITNESS:

X Eulas B. Jones (Seal)

/ Joe Bolding (Seal)
Joe Bolding

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY } General Acknowledgment

I, Ethel Pruitt, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe Bolding 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of May A. D., 1977

Ethel L. Pruitt
Notary Public.

Form ALA-31 [redacted] Merchants & Planters Bank [redacted]