

This instrument was prepared by

(Name) IRA E. TIDWELL, ATTY.

9355

(Address) Rt. #1, Box 480, Leeds, Alabama 35094

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 One-Thousand-Dollars and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James Loyed and wife Frankie R. Loyed

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

Paul Irwin and wife Alice Irwin

(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:

Being a part of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 23, Township 17 South, Range 1 East, and being more particularly described as follows:

Begin at the NW corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section, thence East a distance of 662.58 feet; thence right 90 degrees 210 feet for a point of beginning; thence continue South 110 feet; thence right 90 degrees in a Westerly direction 210 feet; thence right 90 degrees in a Northerly direction 110 feet; thence right 90 degrees in an Easterly direction 210 feet to the point of beginning.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1977 JUN -6 AM 8:25

J. Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

Rec. 1.50  
Incl. 1.00  
\$ 3.50



19770606000054610 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
06/06/1977 12:00:00 AM 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 4th day of June, 1977.

WITNESS:

(Seal)

(Seal)

(Seal)

James O. Loyed (Seal)  
Frankie R. Loyed (Seal)

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, IRA E. TIDWELL, ATTY., a Notary Public in and for said County, in said State, hereby certify that James Loyed and wife Frankie R. Loyed 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 4th day of June, A. D. 1977.

NOTARY PUBLIC, STATE OF ALABAMA, COMMISSION EXPIRES DECEMBER 22, 1980

IRA E. Tidwell  
Notary Public

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