

This instrument was prepared by

(Name) Harrison and Conwill

(Address) Columbiana, Alabama



Jefferson Land Title Services Co., Inc.  
318 21ST NORTH • P. O. BOX 10481 • PHONE 225-221-8220  
BIRMINGHAM, ALABAMA 35202  
AGENTS FOR  
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }  
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Martin M. Muller, an unmarried man

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

H. Frank Holmes and Mary Nell Holmes

(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 the northwest corner of W $\frac{1}{2}$  of SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 12, Township 20, Range 1 West, said point being on the south right-of-way of paved County Road; thence run east a distance of 597.0 feet to a point on the west right-of-way line of a gravel road, said point being the point of beginning; thence continue east a distance of 60.0 feet to a point on the east right-of-way line of said gravel road; thence run in a southwesterly direction along said east right-of-way of said gravel road a distance of 661.30 feet to a point; thence run in a northwesterly direction across said gravel road a distance of 60.0 feet to a point on the west right-of-way of said gravel road; said point being 661.30 feet southwest of the point of beginning; thence run in a northeasterly direction along said west right-of-way line of said gravel road a distance of 661.30 feet to the point of beginning.

BOOK 306 PAGE 769

19770721000074950 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
07/21/1977 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.

Ad Jay # 50  
1977 JUL 21 AM 8:42 Per 1.50  
Ind 1.00  
\$ 3.00  
Thomas G. Saunders, 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 (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, I have hereunto set my hand(s) and seal(s), this 16 day of July, 19 77.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Martin M. Muller (Seal)  
Martin M. Muller (Seal)  
\_\_\_\_\_(Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martin M. Muller whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of July, A.D. 19 77  
Thomas G. Saunders, Jr.