

This instrument was prepared by

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(Address) P. O. Box 427, Pelham, Alabama 35124

Form 1-15 Rev. 1-65

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 Two thousand nine hundred forty and no/100 (\$2,940.00) and other DOLLARS good and valuable consideration

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

Jack C. Suell, an unmarried man

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

Ronald W. Abbott and Kimberly Abbott

(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 portion of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, T-21-S, R-2-W and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, T-21-S, R-2-W described as follows: Begin at the S.W. corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, T-21-S, R-2-W and run northerly along the west side of the said quarter-quarter for 255.39 ft., then turn an angle of 90 deg 00 min to the right and run easterly for 129.79 ft., then turn an angle of 90 deg 00 min to the right and run southerly for 329.15 ft. to a point on the north Right of Way of Shelby County Road No. 12, then turn an angle of 89 deg 51 min 15 sec to the right and run westerly for 131.64 ft. to a point on the north R.O.W. of said road, then turn an angle of 91 deg 34 min 16 sec to the right and run northerly for 74.11 ft. back to the point of beginning. The above described parcel contains .98 acres and is subject to the easements, rights of ways, and restrictions of record.

BOOK 307 PAGE 796

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

Ad. Jat. #300

1977 SEP 15 AM 10:07

19770915000097240 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/15/1977 12:00:00AM FILED/CERT

Rec. 150

Ad. 150

Thomas A. Bowden, Jr.

JUDGE OF PROBATE

\$ 5.50

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 day of September, 19 77.

WITNESS:

(Seal)

JACK C. SUELL

(Seal)

(Seal)

(Seal)

(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 Jack C. Suell, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of September A. D. 19 77.

Pte 4 Box 916 A

Lynda A. Mallard

MY COMMISSION EXPIRES JANUARY 19, 1981

Notary Public