

This instrument was prepared by

(Name) HARRISON AND CONWILL

(Address) Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

3018

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no/100--Dollars and other good and valuable DOLLARS considerations.

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

Elmer Carden, an unmarried man

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

Karl C. Harrison, Hewitt L. Conwill and William T. Harrison

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor, an undivided onethird interest in 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:

The NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, Township 24 North, Range 15 East, less and except 12 acres across the north side of said quarter-quarter section, and also less and except the following described property: Commence at the southwest corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, Township 24 North, Range 15 East, and thence run north 2 deg. 15 min. East along the West line of said forty acres 468.0 feet to a point on the north right of way of a public road and the point of beginning of the parcel herein described; thence continue along the north right of way of said road, five lines, viz---58 deg. 30 min. right 113.0 feet; 4 deg. 00 min. left 399.0 feet; 13 deg. 30 min. left 69.0 feet; 20 deg. 30 min. left 81.0 feet; and 7 deg. 00 min. right 141.0 feet--thence, leaving said road, 117 deg. 00 min. left 490.0 feet to a point on the West line of said forty acres; thence south along the West line of said forty acres 91 deg. 00 min. left 488.7 feet to the point of beginning, said parcel containing 3.39 acres, more or less, according to survey of J.R. McMillen, dated December 11, 1961.



19771010000107610 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/10/1977 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, I have hereunto set my hand(s) and seal(s), this 10th day of October, 1977

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

(Seal)

Elmer Carden

(Seal)

1977 OCT 10 PM 2:46

(Seal)

(Seal)

JUDGE OF PROBATE

Deed 1.00

STATE OF ALABAMA

Shelby

COUNTY

Rec. 2.00
Index 1.00
4.00

General Acknowledgment

I, the undersigned, Elmer Carden, an unmarried man, a Notary Public in and for said County, in said State, hereby certify that is 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 10th day of October, 1977