

This instrument was prepared by

(Name) T. H. Gamble

(Address) Leeds, AL 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

7.298
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, E.B. Bowdoin and wife Ophellia Bowdoin

(herein referred to as grantors) do grant, bargain, sell and convey unto Eugene Beane and wife Helen Beane

(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 parcel of land described as follows:

Begin at the southwest corner of section 4, township 18, range 1 east, proceed east along section line a distance of 275 ft., this being the point of beginning; thence due north and parallel to the west side of said section to the right-of-way of county road #41; thence eastward along said rite-away 275 ft; thence due south and parallel to west boundry of said section 4 to the south side of section 4; thence due west to the point of beginning.

less and except

A parcel of land which was deeded to J.B. Posey described as follows; Begin at the southwest corner of section 4, township 18 Range 1 east and proceed east along the section line 420 ft; thence north 120 feet; thence westward to point of beginning; containing .05 acres more or less.



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Shelby Cnty Judge of Probate, AL
02/03/1978 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, we have hereunto set our hand(s) and seal(s), this 30th day of January, 19 78.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

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E.B. Bowdoin

Ophelia Bowdoin

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STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that E.B. Bowdoin and wife Ophellia Bowdoin whose name s 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 30th day of January, A. D. 19 78

Rte 1 Box 923

35094

Notary Public.