

This instrument was prepared by

2596

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

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 AND NO/100 (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James H. Jones and wife, Grace S. Jones

(herein referred to as grantors) do grant, bargain, sell and convey unto James H. Jones and wife, Grace S. Jones

(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 SE corner of the SW 1/4 of the SW 1/4 of Section 14, Township 24 North, Range 15 East; thence run West along the South line of said 1/4 1/4 Section a distance of 363.00 feet; thence turn an angle of 91 deg. 02 min. to the right and run a distance of 364.97 feet to the point of beginning; thence continue in the same direction a distance of 341.52 feet to a point on the South right of way line of Shelby County Highway #71; thence turn an angle of 107 deg. 23 min. 31 sec. to the right and run SE ly along said right of way a distance of 200.96 feet; thence turn an angle of 92 deg. 48 min. 29 sec. to the right and run a distance of 298.29 feet; thence turn an angel of 68 deg. 44 min. 45 sec. to the right and run a distance of 88.41 feet to the point of beginning. Situated in the SW 1/4 of SW 1/4 of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama, and containing 1.03 acres.

BOOK 310 PAGE 871

19780307000028970 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/07/1978 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 7th day of March, 1978.

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED
1978 MAR 7 PM 2:29 (Seal)
James H. Jones (Seal)
Grace S. Jones (Seal)

STATE OF ALABAMA SHELBY COUNTY
JUDGE OF PROBATE
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James H. Jones and wife, Grace S. Jones 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 same date.

Given under my hand and official seal this 7th day of March, A. D., 1978.

James Brasher, Notary Public.

1.1 8 4 1 2