

942

This instrument was prepared by

(Name) Charles D. Horn Sr., Horn Realty Company

(Address) 2042 Montreat Drive, Birmingham, Alabama 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY-----COUNTY}

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand Five Hundred and NO/100 (\$5,500.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Willard Addison and Wife Pauline T. Addison

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

Janice N. McDonald a married Woman, George M. Calvin and Wife Annie Frances Calvin

(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:

From the Southwest corner of the Southwest Quarter of the Northeast Quarter; Section 30, Township 19 South, Range 1 East, run Eastwardly along the South line of said Quarter-Quarter a distance of 160.00 feet; thence left 88 degrees 00 minutes a distance of 420.00 feet, thence left 5 degrees 00 minutes a distance of 243.20 feet to the point of beginning; thence continue a distance of 392.92 feet; thence right 109 degrees 48 minutes a distance of 228.98 feet; ther right 70 degrees 15 minutes 30 seconds a distance of 369.84 feet; thence right 104 degrees 21 minutes 30 seconds a distance of 222.05 feet to the point of beginning.

Mineral and Mining rights excepted.

Situated in Shelby County, Alabama.

Subject to:

19780519000061610 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/19/1978 12:00:00AM FILED/CERT

Taxes for the current year, not yet due.

Right of way to Alabama Power Company, as recorded in Volume 112, Page 111 and Volume 112, Page 112, in the Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Volume 128, Page 495, in the Probate Office of Shelby County, Alabama.

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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 X(we) do for ~~XXXXX~~(ourselves) and for ~~XXX~~(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~XX~~ (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 24th day of March, 1978

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DOCUMENT WAS FILED

(Seal)

MAY 19 PM 3:44

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

Jefferson-----COUNTY}

Rec 2.00
See last 1.00
Ded 5.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Willard Addison and Wife Pauline T. Addison whose names 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 24th, March, A. D., 1978

George M. Calvin

Mr. 1 Box 218

82-22, Cal. 35147

C. D. Horn

Notary Public.