

This instrument was prepared by
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Jefferson Land Title Services Co., Inc.
316 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-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

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

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John L. Gay and wife, Ludell Walker Gay
(herein referred to as grantors) do grant, bargain, sell and convey unto
Paschall G. Bailey
(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 Block A according to Byar's map of Sterrett, Alabama, made by W. E. Crume, map of which appears in Deed Book 11, at Page 332 in the Probate Office of Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of Lot 5 of said Block A and go thence in a Northeasterly direction along the Southeast margin of May Street a distance of 60 feet; thence perpendicular to May Street and in a Southeasterly direction 137 feet, more or less to the Dalton Johnson property; go thence in a Southwesterly direction to a point on the East margin of an unnamed alley which point is 128 feet measured along said alley from the point of beginning; continue thence along an extension of the last mentioned bound to a point on the Northeast margin of the Sterrett-Westover Road; thence along the Northeast margin of said road in a Northerly direction to the point of beginning.

BOOK 312 PAGE 828

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Shelby Cnty Judge of Probate, AL
06/09/1978 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 5th day of January, 19 78

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 JUN -9 AM 10:40

Deed Tax - 2.00 (Seal) John L. Gay (Seal)
Rec. 1.50 (Seal) Ludell Walker Gay (Seal)
1.00 (Seal) Judge of Probate (Seal)
4.50

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, Paschall G. Bailey, a Notary Public in and for said County, in said State, hereby certify that John L. Gay and wife, Ludell Walker Gay 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 5th day of January, A. D., 19 78.

Paschall G. Bailey
P.O. Box 55

[Signature]
Notary Public.