

This instrument was prepared by

(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 -----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Clifton Taylor, Jr. and wife, Mattie Taylor

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

Pelham Moncrief, Jr. and wife, Ruby Moncrief

(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 lying in the SW $\frac{1}{4}$ ; NW $\frac{1}{4}$ ; Sec. 1; T21S; R3W, and more particularly described as follows: Starting at the southeast corner of the said SW $\frac{1}{4}$ ; NW $\frac{1}{4}$ ; Sec. 1; Township 21 South; Range 3 West run North 44 deg. 20 min. West a distance of 424.0 feet to a point. Thence run North 29 deg. 30 min. West a distance of 263.0 feet to a point. Thence run North 71 deg. 30 min. East a distance of 105.0 feet to a point. Thence run North 17 deg. 30 min. West a distance of 21.6 feet to an iron marker, the point of beginning. Thence continue along the same line a distance of 188.4 feet to a point by a chert road. Thence turn an angle of 88 deg. 02 min. to the right and run Northeasterly a distance of 137.2 feet to an iron marker. Thence turn an angle of 101 deg. 45 min. to the right and run southerly a distance of 160.0 feet to an iron marker. Thence turn an angle of 62 deg. 23 min. to the right and run southeasterly a distance of 115.5 feet to the point of beginning. Said parcel of land lies in the said SW $\frac{1}{4}$ ; NW $\frac{1}{4}$ ; Sec. 1; Township 21 South; Range 3 West and contains 0.4 acres, more or less.

19780630000084160 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
06/30/1978 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 4th day of February, 1978

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1978 JUN 30 PM 4:00  
Rec. 1:50  
300

Clifton Taylor, Jr. (Seal)  
Mattie Taylor (Seal)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clifton Taylor, Jr. and wife, Mattie Taylor, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day of February, 1978, that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of February, A. D., 1978

Sherry L. Leemon  
Notary Public.

My Commission Expires July 27, 1981

W. E. N. J.