

This instrument was prepared by

2226

(Name) HARRISON, CONWILL AND HARRISON

(Address) Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-80

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 One and no/100 DOLLARS and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ethel Tyse, a widow

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

Willie Jean Lee and wife, Rosie Lee

(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:

Beginning on the West side of the Johnson Road leading from Columbiana to Shelby, at an iron stob, which is the southeast corner of Walter and Beatrice Robinson land, and run West 435 feet along the line of the Storrs land; thence north 216 feet 10 inches to a point of beginning; thence continue along the same North line 116.8 feet; thence East 435 feet, more or less, along the lands of Walter and Beatrice Robinson; thence South along said Johnson Road 116.8 feet; thence West along the North line of property conveyed to Fate Bryant and wife, Doris Bryant, 435 feet, more or less, to the point of beginning. Being in the SE 1/4 of Section 35, Township 21, Range 1 West, and contains 1 1/6 acres, more or less.

The grantor herein expressly warrants that said Walter Robinson died leaving a wife, namely, Beatrice Robinson, and a daughter, Ethel Robinson, as his sole surviving heirs at law; Beatrice Robinson died in May, 1977, leaving a will to Ethel Robinson Tyse, her daughter, in Shelby County, Alabama; that said Walter Robinson and Beatrice Robinson had one child, and that their mothers and fathers are each deceased; the brothers and sisters of both parents, all of which are now deceased except the grantor herein, Ethel Robinson Tyse; and that the grantor herein, Ethel Tyse, is the sole surviving heir at law and next of kin of said Walter Robinson and Beatrice Robinson, now deceased, and that said Ethel Tyse is a widow woman, and the only child.



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Shelby Cnty Judge of Probate, AL
07/10/1978 12:00:00AM FILED/CERT

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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 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, I have hereunto set my hand(s) and seal(s), this 1st day of June, 1978

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

1978 JUL 10 AM 10 00

(Seal)

Ethel Tyse

Ethel Tyse

(Seal)

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ethel Tyse, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of June, A. D., 1978

Form ALA-31

Walter homes, inc. TAMPA, FLORIDA

Jack M. Thomas Notary Public