

This instrument was prepared by

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(Name) Harrison, Conwill & Harrison

P.O. Box 557

(Address) Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.

318 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 Twenty-seven Thousand Five Hundred and no/100----- DOLLARS

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

G.L. Templin and wife, Addis M. Templin

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

Bertha M. Niven, H.E. Niven and Mable M. Smith

(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 situated in the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  and SE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 21, Township 21 South, Range 1 East described as follows: Commence at the SE corner of Section 21, Township 21 South, Range 1 East; thence run North along the East line of said Section a distance of 1895.19 feet to a point on the Southeast R/W line of Shelby County Hwy #61; thence turn an angle of 124 degrees 13 minutes 09 seconds to the left and run along said R/W line a distance of 924.69 feet to the point of beginning; thence turn an angle of 90 degrees 0 seconds to the left and run for a distance of 198 feet; thence turn an angle of 90 degrees 0 minutes 0 seconds to the right and run for a distance of 116 feet; thence turn an angle of 90 degrees 0 minutes 0 seconds to the right and run for a distance of 221 feet to a point on the Southeast R/W line of above stated Hwy; thence turn an angle of 78 degrees 13 minutes 54 seconds to the right and run a distance of 117.5 feet to the point of beginning. Situated in the SE $\frac{1}{4}$  of Section 21, Township 21 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1978 JUL 14 PM 2:21

Re-recorded

JUDGE OF PROBATE

Rec. 2.00

Incl. 1.00

3.00



19780714000091090 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL

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 27<sup>th</sup> day of June 1978

WITNESS:

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

1978 JUN 29 PM 2:49

JUDGE OF PROBATE

G.L. Templin

G.L. Templin

Addis M. Templin

Addis M. Templin

STATE OF ALABAMA  
SHELBY

COUNTY

Rec. 3.50  
Rec. 2.00  
Incl. 1.00  
6.50

General Acknowledgment

I, the undersigned authority hereby certify that G.L. Templin and wife, Addis M. Templin are a Notary Public in and for said County, in said State, whose names are signed to the foregoing conveyance, and who they are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of June 1978 A. D., 19

Martha B. Ferguson  
Notary Public.