

This instrument was prepared by

1182

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(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 THIRTY-FOUR THOUSAND AND NO/100(\$34,000.00) DOLLARS

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

Henry S. Bristow, Jr. and wife, Lilla J. Bristow

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

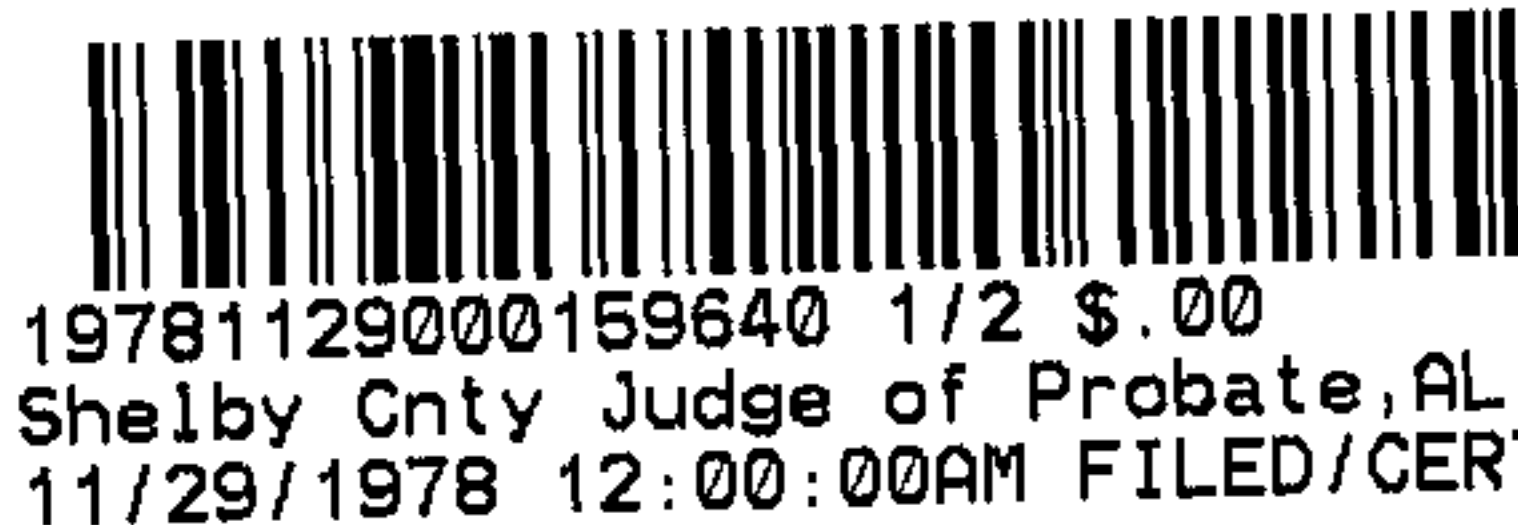
Larry W. Pearce and wife, Judy Grimes Pearce

(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:

DESCRIPTION AS SHOWN ON ATTACHED EXHIBIT "A", which is made a part and parcel hereof, as fully as if set out herein.

BOOK 316 PAGE 550



The purchase price hereof is evidenced by recording of two mortgages totaling \$34,200.00

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 day of April, 1978.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)
Henry S. Bristow, Jr.
(Seal)
Lilla J. Bristow
(Seal)
(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 Henry S. Bristow, Jr. and wife, Lilla J. Bristow whose name S. 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 7th day of April, 1978.

MY COMMISSION EXPIRES JUNE 14, 1980

A lot situated in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 25, Township 21, Range 1 West, being more particularly described as follows: Commence at a stake on the North edge of the Columbiana and Wilsonville paved highway and at that point where the East side of the 30 foot street or alley running in a Northerly direction and separating the lot herein described from the residence lot of B. F. Hatchett intersects the North boundary of said paved highway right of way, which point is on the North line of the paved sidewalk running along said Columbiana-Wilsonville paved highway; run thence in an Easterly direction along the North line of said highway and along the North line of said paved sidewalk 75 feet to the point of beginning; thence in a Northerly direction and perpendicular to said right of way line and paved sidewalk and along the Easterly line of the Billy J. Nolen residence lot, a distance of 216 feet, more or less, to a point which is 100 feet South of the South line of Grace Gardner land, formerly known as H. W. Nelson property; thence in a Northeasterly direction and parallel with said Gardner land 168 feet, more or less, to the Westerly line of said Gardner land; thence in a Southerly direction and along said Gardner land, a distance of 218 feet, more or less, to the North line of the right of way of the Columbiana-Wilsonville Highway; thence along same in a Southwesterly direction 168 feet, more or less, to the point of beginning.

There is also conveyed by this deed all rights which the grantors reserved in that certain deed from Harry B. Smith and wife, Kathreen Smith, to Billy J. Nolen dated July 2, 1949 recorded in Deed Book 138, page 512 in the Probate Office of Shelby County, Alabama, with reference to an easement for a sewer line, leading from the dwelling house situated on the above described land to the sewer line running along the Columbiana-Wilsonville paved highway as more particularly described in said deed.



19781129000159640 2/2 \$.00
Shelby Cnty Judge of Probate, AL
11/29/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED
JUL 29 PM 2:05

Thomas A. Shoultz, Jr.
JUDGE OF PROBATE

*Deed Tax - See Mtrgs - 377-154
379-451
Rec. 300
Ded. 100
400*