

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

19790122000008670 1/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
01/22/1979 12:00:00AM FILED/CERT

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 Thousand Two Hundred and No/100-----DOLLARS

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

Joyce W. Borders, an unmarried woman

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

Clarence R. Seale and wife, Mary B. Seale

(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:

Commence at the SE corner of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 4, Township 20 South, Range 1 East and thence run North along the East line of said quarter-quarter section a distance of 635 feet to the point of beginning of the parcel herein described; thence run West and parallel with the South line of said quarter-quarter section a distance of 90.94 feet; thence run North, parallel with the East line of said quarter-quarter section, a distance of 220 feet to a point which is 855 feet North of the South line of said quarter-quarter section; thence run East, parallel with the South line of said quarter-quarter section, a distance of 90.94 feet to a point on the East line of said quarter-quarter section; thence run South, along the East line of said quarter-quarter section, a distance of 220 feet to the point of beginning, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated July 29, 1974.

Also, an easement for a driveway or roadway and for public utility lines, of an equal width of 20 feet over and across the following described property:

Begin at the NW corner of the above described parcel, said NW corner of said above described parcel being the point of beginning; thence run South, along the West line of said above described parcel, a distance of 20 feet; thence run West, parallel with the South line of said quarter-quarter section, a distance of 1,164 feet to a point on the East right of way line of Shelby County Highway 55, said point being 815 feet North of the South line of said quarter-quarter section; thence run North, along the East right of way line of said highway, a distance of 20 feet, more or less, to a point which is 855 feet North of the South line of said quarter-quarter section; thence run East, parallel with the South line of said quarter-quarter section, a distance of 1,164 feet to the point of beginning,

said easement to provide ingress and egress to and from said Highway 55 (being also known as Westover Road) and the above described parcel. (continued on back)

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 day of January, 1979

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(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 Joyce W. Borders, an unmarried woman

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 22th day of January, A. D., 1979

Mary Joan Schaaphok  
Notary Public.

Subject to easements and rights of way of record, and subject to an easement for a driveway or roadway, and for public utility lines, of an equal width of 16 feet over and across the North 16 feet of said property, said easement reserved being to provide ingress and egress to and from said Highway 55 (being also known as the Westover Road) and other property lying to the East thereof, it being agreed and understood that the Grantees herein and their successors in title shall not have the right to obstruct said driveway, roadway, or easement by fence or otherwise.

Subject to purchase money mortgage in the amount of \$1,200.00.

*Joyce W. Borders*  
Joyce W. Borders



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STATE OF ALA. SHELBY CO.  
I HEREBY THIS  
22 JAN 1979 WAS FILED

22 JAN 22 AM 9:08

*Thomas A. Jaramila, Jr.*  
JUDGE OF PROBATE

*Sum Tg. - 387-600*

*Rec. 3.00*

*Ind. 1.00*

*4.00*

RETURN TO

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

THIS FORM FROM  
LAWYERS TITLE INSURANCE CORP.

Title Insurance  
BIRMINGHAM, ALA.

BOOK 317 PAGE 387