

09-012529-07-00

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 Fifty thousand and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Louise Crammer & husband, George T. Crammer; Evelyn Mullen Isbell & husband, Vernon Isbell; Margaret Copeland & husband, John Copeland; Bertha Gilmore & husband, Harry S. Gilmore; Frank C. Ellis, Sr. & wife, Christine M. Ellis (herein referred to as grantors) do grant, bargain, sell and convey unto

John D. Averette and wife, Martha Averette

(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:

Begin at the back of the curb on the East side of Line Street and the back of the side-walk on the South side of Kingdom Road; thence run East along the back of the side-walk a distance of 86.63 feet; thence turn an angle of 1 deg. 01 min. 04 sec. to the right and continue along the back of the side-walk a distance of 64.16 feet; thence turn an angle of 1 deg. 15 min. 54 sec. to the right and continue along the back of the side-walk a distance of 46.04 feet; thence turn an angle of 92 deg. 07 min. 07 sec. to the right and run a distance of 204.69 feet; thence turn an angle of 89 deg. 22 min. 25 sec. to the right and run a distance of 224.60 feet to the back of the curb on the East side of Line Street; thence turn an angle of 98 deg. 50 min. 30 sec. to the right and run along the back of the curb of said Line Street a distance of 197.03 feet to the point of beginning.



19790124000009370 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/24/1979 12:00:00AM FILED/CERT

Subject to road and street rights-of-way and subject to 25 ft. easement along the Southerly boundary thereof.

\$35,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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 1979

~~XXXXXX~~ Louise Crammer (SEAL)

George T. Crammer (Seal)

Evelyn Mullen Isbell (Seal)

Vernon Isbell (Seal)

Margaret Copeland (SEAL)

STATE OF ALABAMA
COUNTY

Bertha Gilmore (SEAL)

Harry S. Gilmore (Seal)

Frank C. Ellis, Sr. (Seal)

Christine M. Ellis (Seal)

John Copeland (SEAL)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Louise Crammer and husband, George T. Crammer whose names 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 22 day of January, A. D. 1979

United Federal Savings & Loan
P. O. Box 603
Birmingham, Alabama 35007

Patsy Casey
Notary Public
Commission Expires 5.1.82

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Evelyn Mullen Isbell and husband, Vernon Isbell whose names 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 3 day of January, 1979.

Paul W. Smith
Notary Public

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret Copeland and husband, John Copeland whose names 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 2 day of January, 1979.

Paul W. Smith
Notary Public

19790124000009370 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/24/1979 12:00:00AM FILED/CERT

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bertha Gilmore and husband, Harry S. Gilmore whose names 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 17 day of January, 1979.

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

819 JAN 24 AM 9:03

Paul W. Smith
Notary Public

Deed 15.00 Sec entry 387-664
Rec. 7.00
Ind. 1.00
23.00

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, Sr. and wife, Christine M. Ellis whose names 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 22 day of January, 1979.

Paul W. Smith
Notary Public