

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

898

Form 1-15 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 Ten and no/100 ----- DOLLARS and other good and valuable consideration

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. Averett and wife, Martha Averett

(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 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 1 deg. 15 min. 07 sec. to the right and continue along the back of the side-walk a distance of 155.00 feet; thence turn an angle of 90 deg. 52 min. 00 sec. to the right and run a distance of 26.11 feet to the point of beginning; thence continue in the same direction a distance of 103.89 feet; thence turn an angle of 89 deg. 08 min. 00 sec. to the right and run a distance of 155.00 feet; thence turn an angle of 89 deg. 08 min. 00 sec. to the left and run a distance of 74.69 feet; thence turn an angle of 89 deg. 22 min. 25 sec. to the right and run a distance of 25.50 feet; thence turn an angle of 84 deg. 14 min. 22 sec. to the left and run a distance of 173.12 feet; thence turn an angle of 95 deg. 25 min. 16 sec. to the left and run a distance of 152.85 feet; thence turn an angle of 00 deg. 21 min. 06 sec. to the right and run a distance of 67.36 feet; thence turn an angle of 83 deg. 42 min. 23 sec. to the left and run a distance of 356.32 feet to a point on the South right-of-way of Shelby County Hwy. No. 28, known as Kingdom Road; thence turn an angle of 97 deg. 42 min. 09 sec. to the left and run along said Hwy. R/W a distance of 63.78 feet to the point of beginning. Said lot containing 1.37 acres.

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19790125000010160 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/25/1979 12:00:00AM FILED/CERT

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 19 79

~~Louise Crammer~~ (SEAL)
Louise Crammer
George T. Crammer (Seal)
George T. Crammer
Evelyn Mullen Isbell (Seal)
Evelyn Mullen Isbell
Vernon Isbell (Seal)
Vernon Isbell
Margaret Copeland (SEAL)
Margaret Copeland
STATE OF ALABAMA
COUNTY

Bertha Gilmore (SEAL)
Bertha Gilmore
Harry S. Gilmore (Seal)
Harry S. Gilmore
Frank C. Ellis, Sr. (Seal)
Frank C. Ellis, Sr.
Christine M. Ellis (Seal)
Christine M. Ellis
John Copeland (SEAL)
John Copeland
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. 19 79

John D. Averett
Box 648
Columbiana Ala

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 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

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Shelby Cnty Judge of Probate, AL
01/25/1979 12:00:00AM FILED/CERT

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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.

Paul W Smith
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1979 JAN 25 PM 2:56
Recd 100
700
100
900

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