

THIS INSTRUMENT PREPARED BY:
Jack R. Thompson, Jr.
2220 Highland Avenue
Birmingham, Alabama 35205

547

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Seven thousand seven hundred fifty and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Gail W. Crawford and husband, William H. Crawford

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

John O. Leemon, Jr. and wife, Nancy E. Leemon

(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 Southwest Corner of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama; run thence in a Northerly direction along the Westerly line of said Section for a distance of 743.77 feet; thence turn an angle to the right of 148 degrees, 03 minutes, 30 seconds, and run in a Southeasterly direction for a distance of 649.30 feet to a point that is on the Northwestern right-of-way line of Shelby County Highway No. 93; thence turn an angle to the right of 90 degrees, and run in a Southwesterly direction along the Northwestern right-of-way line of Shelby County Highway No. 93, for a distance of 364 feet to a point on the Southerly line of Section 13, Township 20 South, Range 4 West; thence turn an angle to the right of 31 degrees, 35 minutes, 35 seconds and run in a Westerly direction along the Southerly line of said Section for a distance of 34.63 feet to the point of beginning. Said Parcel containing 3.01 acres.
SUBJECT TO: (1) Current taxes (2) Easements, restrictions and rights of way of record

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Shelby Cnty Judge of Probate, AL
02/15/1979 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 ~~x~~ (we) do, for ~~xxx~~ (ourselves) and for ~~xxx~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~xxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~x~~ (we) have a good right to sell and convey the same as aforesaid; that ~~x~~ (we) will and ~~xxx~~ (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 and seal, this 14th day of February, 19 79

WITNESS:

STATE OF ALA. SHELBY CO.

Gail W. Crawford

William H. Crawford

State of ALABAMA

1979 FEB 15

PM 3:40

General Acknowledgement

JEFFERSON

COUNTY JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gail W. Crawford and husband, William H. Crawford, 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 14th day of February, 1979

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