

This instrument was prepared by

(Name) Jackie McDougal, Attorney at Law 880

(Address) 1821 Third Avenue, Bessemer, Alabama 35020

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 Six thousand and no/100-----(\$6,000.00)----- DOLLARS

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

George E. Lutz, an unmarried man

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

Kenneth Majors and wife, Brenda Majors

(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:

One square acre in SW corner of NE 1/4 of NE 1/4, East of Hurricane Creek, being in Section 34, Township 20, Range 4 West, more particularly described as follows: Commencing at the NE corner of Section 34, Township 20 South, Range 4 West, thence N 87° 30' W along the North boundary of said Section a distance of 509.25 feet to the point of beginning; thence S 20° 30' W a distance of 462.82 feet to the North R.O.W. line of Shelby County Road No. 13; thence Southwesterly along said R.O.W. line a distance of 210 feet to a point; thence N 2° 30' E a distance of 624.75 feet to a point on the North boundary of said Section; thence S 87° 30' E a distance of 118.35 feet to the point of beginning. Said land being situated in the NE 1/4 of NE 1/4 Section 34, Township 20 South, Range 4 West, Shelby County, Alabama.



19790226000023280 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
02/26/1979 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, I have hereunto set my hand(s) and seal(s), this 23rd day of January, 1979

WITNESS:

Dale J. Blackston (Seal)  
Jackie McDougal (Seal)  
George E. Lutz (Seal)

FEB 26 AM 8:33

Deed 6.00  
Recd. 1.50  
Paid. 1.00  
8.50

STATE OF ALABAMA

JEFFERSON

COUNTY

Judge of Probate General Acknowledgment

I, Dale J. Blackston, a Notary Public in and for said County, in said State, hereby certify that George E. Lutz, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of January A. D., 1979

Dale J. Blackston

Notary Public