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american title insurance company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

19790606000069450 1/1 $.00
Shelby Cnty Judge of Probate, AL
06/06/1979 12:00:00AM FILED/CERT

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 1736 Oxmoor Road, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR — AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Five Thousand and No/100-------- DOLLARS

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

Delmus L. Hyche and wife, Hilda L. Hyche

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

James A. Dailey and Wanda L. Dailey

(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:

BOOK 330 PAGE 936

Commence at the southwest corner of the Northwest quarter of the southwest quarter of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama, thence northerly along the west line of said quarter-quarter 330.0 feet to the point of beginning of the property being described, thence continue along last described course 1,000.34 feet to a point, thence 90 degrees 0 minutes right and Easterly 1,029.29 feet to a point, thence 107 degrees 25 minutes right and southwesterly 611.06 feet to a point, thence 107 degrees 44 minutes left and easterly 421.99 feet to a point on the west right of way line of Shelby County Highway number 61, thence 110 degrees 01 minute right and southwesterly along said right of way line 454.50 feet to a point, thence 70 degrees 43 minutes 30 seconds right and westerly parallel with the south line of said northwest quarter of southwest quarter of Section 28, 1,115.20 feet to the point of beginning.

This conveyance is subject to taxes due in the year 1979, a lien but not due and payable until October 1, 1979.

Also subject to easement to Alabama Power Company recorded in Volume 226, Page 930, in the Probate Office of Shelby County, Alabama.

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 1st day of June, 19 79.

WITNESS:

(Seal) Delmus L. Hyche (Seal)
DELMUS L. HYCHE

Rec'd Tax - 25.00
Rec. 1.50
1.00
27.50

(Seal) Hilda L. Hyche (Seal)
HILDA L. HYCHE

(Seal) (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Delmus L. Hyche and wife, Hilda L. Hyche whose name s 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 1st day of June, A. D., 19 79.

Notary Public.

B.T. 1