

(Name) HARRISON, CONWILL & HARRISON
(Address) COLUMBIANA, ALABAMA 35051



Jefferson Land Title Services Co., Inc.
315 2ND ST NORTH • P. O. BOX 10181 • PHONE (205) 328-8100
BIRMINGHAM, ALABAMA 35201
AGENTS 1139
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

394

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

That in consideration of Five Hundred and no/100 (\$500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Clara Sellers, a widow
(herein referred to as grantors) do grant, bargain, sell and convey unto

Aaron Douglas Sellers and wife, Nell Sellers
(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 northwest corner of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 13, Township 21 South, Range 2 West, and run south along the west line of said quarter-quarter section a distance of 336.07 feet; then turn an angle of 90 degrees to the left and run east parallel with the north line of the S $\frac{1}{2}$ of said quarter-quarter section, a distance of 777.7 feet; then turn an angle of 90 degrees to the left and run north, parallel with the west line of said quarter-quarter section, a distance of 336.07 feet, more or less, to the north line of the S $\frac{1}{2}$ of said quarter-quarter section; then turn an angle of 90 degrees to the left and run west along the north line of the S $\frac{1}{2}$ of said quarter-quarter section a distance of 777.7 feet, more or less, to the point of beginning, containing 6 acres, more or less, located in Shelby County, Alabama.

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19791009000131170 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/09/1979 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 6th day of October, 1979

WITNESS: STATE OF ALA. SHELBY CO. JUDGE OF PROBATE (Seal)
1979 OCT -9 PM 1:41 (Seal)
JUDGE OF PROBATE (Seal)

Clara Sellers (Seal)
Clara Sellers (Seal)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, June M. Hooks, a Notary Public in and for said County, in said State, hereby certify that Clara Sellers, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of October A. D., 1979

June M. Hooks
Notary Public.