

This instrument was prepared by

171

3.00

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

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 Three thousand five hundred and no/100 ----- DOLLARS

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

Ola Mae Pratt and husband, Capers Pratt  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Cecil Franklin Davis and wife, Rhonda Sue Wilson Davis

(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 NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 22, Township 21 South, Range 1 East; run thence East along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  a distance of 60 ft. to the East line of a 60 ft. road easement; thence turn an angle of 88 deg. 48 min. 01 sec. to the right and run a distance of 224.03 ft.; thence turn an angle of 88 deg. 57 min. 30 sec. to the left and run a distance of 337.28 feet to the point of beginning of the property herein conveyed; thence continue in the same direction a distance of 188.47 ft. to a point; thence turn an angle of 93 deg. 37 min. 30 sec. to the left and run a distance of 547.15 feet; thence turn an angle of 112 deg. 0 min. to the left and run a distance of 202.87 feet to a point; thence turn an angle of 68 deg. to the left and run a distance of 459.24 ft. to the point of beginning. Containing 2.17 acres, more or less.

19791206000158590 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
12/06/1979 12:00:00AM FILED/CERT

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The purchase price recited above was paid from a mortgage loan simultaneously herewith.

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 16th day of October, 1979

WITNESS:

(Seal) Ola Mae Pratt (Seal)  
Ola Mae Pratt  
(Seal) Capers Pratt (Seal)  
Capers Pratt  
(Seal) (Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

Rec. 1.50  
Inv. 1.00  
2.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ola Mae Pratt and husband, Capers Pratt 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 16th day of October, A. D., 1979

Frank Ellis  
Notary Public

Central State Bank