

This instrument was prepared by

(Name) Harrison, Conwill & Harrison  
Attorneys at Law  
(Address) Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.  
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020  
BIRMINGHAM, ALABAMA 35201  
AGENTS FOR  
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eight Thousand and no/100----- DOLLARS  
& the assumption of the balance due on mortg. to Jefferson Federal Savings &  
Loan Assoc. recorded in Mtg.Bk.321, Page 29 in Probate Office of Shelby County, AL  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Addie A. McCune, a widow  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Calvin T. McCune and Juanita Brown

(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:

The South 327.5 feet of Lots 4 and 5 in Block 2, according to Map known as  
K. B. Nickerson's Survey of Helena Road, as recorded in Map Book 3, Page  
116 in the Probate Office of Shelby County, Alabama, excepting highway  
right-of-way and subject to Easement to Southern Natural Gas Company.



19800102000000270 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
01/02/1980 00:00:00 FILED/CERTIFIED

BOOK 324 PAGE 75

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 2nd  
day of January, 1980

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS

1980 JAN -2 AM 10:42

1980 JAN -2 AM 10:42

JUDGE OF PROBATE

Addie A. McCune (Seal)  
Addie A. McCune

General Acknowledgment

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Addie A. McCune, 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 2nd day of January

FORM ALA-31

Calvin T. McCune  
927 - 6th Ave. S.W.  
Albany, Ala.

Notary Public.