

1062

THIS INDENTURE made and entered into on this 18th day of January, 1980, by and between Glenn McCaffrey and wife Helen O. McCaffrey, and Robert M. Cleckler, Sr., and wife Kathleen W. Cleckler  
herein referred to as Grantors and  
Johnny Beavers and wife, Mary Frances Beavers  
herein referred to as Grantees.

WITNESSETH: That the Grantors, for and in consideration of TWO THOUSAND (\$2,000.00) AND NO/100 DOLLAR

cash in hand paid, the receipt of which is acknowledged, have this day given, granted, bargained, sold and conveyed and do by these presents give, grant, bargain, sell and convey to the 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, lying and being situated in the County of ~~Shelby~~ Shelby, State of Alabama to-wit:

Commence at the SW corner of the R/W intersection of the North R/W line of the Old Kymulga Ferry Road with the East R/W line of Shelby County Highway #85 in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 1, Township 20, Range 2 East, Shelby County, Alabama; thence run North along the East R/W line of said Shelby County Highway #85 a distance of 210 feet to a point; thence turn right at an angle of 90° and run a distance of 210 feet to a point; thence turn right at an angle of 90° and run a distance of 210 feet, more or less, to the North R/W line of said Old Kymulga Ferry Road; thence run West along the North R/W line of said Old Kymulga Ferry Road a distance of 210 feet to the point of beginning. Said parcel of real estate being 1 acre, more or less and being situated in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 1, Township 20, Range 2 East, Shelby County, Alabama.

It is intended to convey herein the property previously conveyed to Glenn McCaffrey and Robert M. Cleckler, Sr., by deed dated September 18, 1965, said deed having been recorded in Deed Book 274, page 149 in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the Grantees, for and during the 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 the Grantors do hereby covenant with and represent unto the Grantees that they are seized in fee of the lands above described; that the same is free of encumbrances and that they shall forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever. There is hereby excepted from all of the foregoing warranties and covenants the following:

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal on the \_\_\_\_\_ day and year first above written.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1980 MAR 31 PM 3:53

STATE OF ALABAMA  
COUNTY OF TALLADEGA

Deed Tax - 2.00  
Rec. 2.50  
Ind. 1.00  
5.50

Glenn McCaffrey (SEAL)  
Glenn McCaffrey  
Helen O. McCaffrey (SEAL)  
Helen O. McCaffrey  
Robert M. Cleckler, Sr. (SEAL)  
Robert M. Cleckler, Sr.  
Kathleen W. Cleckler (SEAL)  
Kathleen W. Cleckler

the undersigned authority, a Notary Public in and for the above County and State, hereby certify that Glenn McCaffrey & Helen O. McCaffrey and Robert M. Cleckler, Sr. & Kathleen W. Cleckler 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand, this the 18th day of January, 1980  
Prepared By: Michael H. Cleckler  
Gaines, Cleckler and Robbins, P.C.

Attorneys at Law  
Talladega, Alabama

Sara Ann Bridge  
NOTARY PUBLIC

Mr. J. M. Beavers  
P.O. Box 362  
Harpersville, AL 35078