

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
08/08/1980 00:00:00 FILED/CERTIFIED

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINT & SEVERAL 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, TWO HUNDRED & NO/100 (\$3,200.00) DOLLARS

& other good and valuable consideration hereinafter stated

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

John W. Reynolds and wife, Linda G. Reynolds

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

Marvin Wellborn and wife, Linda Wellborn

(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 Northeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East; thence run South 65 deg. 30 min. West a distance of 138.40 feet to a concrete post on the East right-of-way line of County Highway #61 and the West line of the river road; thence run South 22 deg. 32 min. West along the said East right-of-way line of said County Highway #61 a distance of 247.48 feet to a point; thence run South 22 deg. 20 min. West a distance of 180.0 feet to the point of beginning; thence turn an angle of 98 deg. 51 min. to the left and run a distance of 154.57 feet to a point; thence turn an angle of 83 deg. 30 min. 30 sec. to the right and run a distance of 85.80 feet to a point; thence turn an angle of 96 deg. 29 min. 30 sec. to the right and run a distance of 184.80 feet to a point on the Southeast 30 ft. right-of-way line of said County Highway #61; thence run North-easterly along said right-of-way line along a curve to the left a distance of 87.83 feet to the point of beginning. Said parcel of land is lying in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East and contains 0.33 acres; more or less. Situated in Shelby County, Alabama.

As a part of the consideration hereof, grantees herein assume and agree to pay as the same becomes due the unpaid balance on that certain mortgaged indebtedness evidenced by that mortgage from John W. Reynolds and wife, Linda G. Reynolds to James M. Powers and wife, Barbara T. Powers dated June, 1978 and recorded in Mortgage Book 381, page 798, in Probate Office, which was assigned to Birmingham Trust National Bank by assignment dated 5th Sept., 1978 and recorded in Misc. Book 27, page 472, in Probate Office.

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 8th day of August, 1980.

WITNESS:

JOHN W. REYNOLDS
(Seal)

1980 AUG -8 AM (Seal)

(Seal)
OFFICE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

Deed 3.50
Rec. 1.50
Ind. 1.00
6.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John W. Reynolds and wife, Linda G. Reynolds 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 2 day of August, A.D. 1980.

Paul D. Smith
Notary Public