

This instrument was prepared by

(Name) HOLLIMAN & KINCAID, ATTORNEYS AT LAW

(Address) 1610 4th Avenue, North, Bessemer, Alabama



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P.O. BOX 12481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

75

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS



19810106000001030 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/06/1981 00:00:00 FILED/CERTIFIED

That in consideration of Twenty-Eight Thousand and no/100 DOLLARS

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

Ethel Lovell, a single woman

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

901 9th Avenue
Midfield, AL 35228 James Dale Breckenridge and wife, Julia W. Breckenridge

(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:

Begin at the southwest corner of the Southwest Quarter of the Northwest Quarter of Section 5, Township 20 South, Range 1 East; thence run north along the west line of said section on an azimuth of 359 degrees 45 minutes 535.0 feet to the point of beginning of said Parcel "B"; thence proceed north along the previous course 240.75 feet to a point on the eastern R.O.W. of Columbiana-Calera Road; thence turn an azimuth of 20 degrees 22 minutes north easterly along the said R.O.W. 126.75 feet; thence turn an azimuth of 17 degrees 07 minutes northeasterly along the said R.O.W. 96.67 feet; thence turn an azimuth of 24 degrees 33 minutes northeasterly along the said R.O.W. 100.17 feet; thence turn an azimuth of 31 degrees 42 minutes northeasterly along the said R.O.W. 58.03 feet to the southwest corner of Mr. Lott's property; thence turn an azimuth of 90 degrees 32 minutes easterly along the south line of said Mr. Lott's property 1489.73 feet to a 15 inch Oak Tree, said tree being the southeast corner of Mr. Lott and the northeast corner of said Parcel "B"; thence turn an azimuth of 199 degrees 24 minutes southwesterly 613.45 feet; thence turn an azimuth of 270 degrees 00 minutes westerly 1429.44 feet to the point of beginning.

This conveyance is subject to:

1. Taxes for the year 1981.
2. Permit to Alabama Power Company recorded in Deed Book 72, Page 179 and Deed Book 133, Page 59, in Probate Office.

\$25,000.00 of the above recited purchase price was paid from a loan closed 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, I have hereunto set my hand(s) and seal(s), this 31st day of December, 1980

WITNESS:

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

1981 JAN -6 AM 8:42 (Seal)

Ethel Lovell (Seal)
Ethel Lovell

Thomas A. Snowden, Jr. (Seal)
JUDGE OF PROBATE

See entry 409-10 (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

Deed 3.00
Rec. 1.50
Inv. 1.00
5.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Ethel Lovell, a single woman 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 31st day of December, A. D., 1980

James A. Holliman
Notary Public