

(Name) Wallace, Ellis, Head & Fowler, Attorneys 168

(Address) Columbiana, Alabama 35051

Form 1-1-S 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 TWENTY-FOUR THOUSAND, NINE HUNDRED NINE & 31/100 (\$24,909.31) DOLLARS

and the assumption of the hereinafter described mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Conrad M. Fowler, Jr. and wife, Rachel B. Fowler

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

✓ Michael T. Atchison and Nena Gayle Cates

(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:



1981010800001970 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/08/1981 00:00:00 FILED/CERTIFIED

PROPERTY SHOWN ON REVERSE SIDE HEREOF, being the property conveyed by Conrad M. Fowler and wife, Virginia M. Fowler to Conrad M. Fowler, Jr. and wife, Rachel B. Fowler by deed dated May 2, 1975 recorded in the Probate Office of Shelby County, Alabama in Deed Book 292, page 60.

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As a part of the consideration hereof, grantess herein assume and agree to pay as the same becomes due, the unpaid balance of that certain indebtedness evidenced by mortgage from grantors herein to United Federal Savings and Loan Association dated May 2, 1975 recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 345, page 690.

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 7th day of January, 1981.

WITNESS:

(Seal) Conrad M. Fowler, Jr. (Seal)
(Seal) (Conrad M. Fowler, Jr.)
(Seal) Rachel B. Fowler (Seal)
(Seal) (Rachel B. Fowler) (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Conrad M. Fowler, Jr. and wife, Rachel B. Fowler 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 7th day of January, A. D., 1981.

Lance B. [Signature]
Notary Public

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE COMPANY
Title Insurance
BIRMINGHAM, ALA.

19810108000001970 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
01/08/1981 00:00:00 FILED/CERTIFIED

BOOK 330 PAGE 561

PARCEL 1: A lot in the Town of Columbiana, Ala. situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 25, Township 21, Range 1 West, more particularly described as follows: Beginning at a point on the North margin of Mildred Street 485.5 feet East of the East margin of Catherine Street which point is also 269 feet West, measured along Mildred Street, of the SW corner of Lot 5, Block A, of the College Park Addition to the Town of Columbiana as the same appears of record in the Office of the Judge of Probate, Shelby County, Alabama, and from said point go thence North 21 deg. 30 min. West along the West boundary of the Ollie Mae Walton Lot a distance of 230 feet; go thence South 71 deg. 30 min. West 80.5 feet; go thence South 21 deg. 30 min. East 222 ft. to the North margin of Mildred Street; go thence North 75 deg. 30 min. East a distance of 80.5 ft., more or less, to the point of beginning. Said lot is the same property conveyed by Lula Lyon to Anthony E. Howells by deed dated May 9, 1949, which is recorded in Deed Book 137, at page 294, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL 2: Begin at a point on the south line of East College Street 331.5 feet east of the east margin of Catherine Street, said point being the north west corner of the John Green lot and go thence southerly along the west line of the said Green lot for a distance of 160 feet to the point of beginning of the lot hereby conveyed; continue thence southerly along said west line for a distance of 36 feet; thence 92 degrees to the right along the north line of the lot now owned by the grantors herein named 80.5 feet; thence 102 degrees to the right in a northwesterly direction 35.9 feet; thence easterly 86 feet to the point of beginning; said lot being the same property conveyed by J. M. Leonard and wife, Annie Leonard by deed dated October 2, 1946 and recorded in Deed record 125 at page 283 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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

1981 JAN -8 AM 9:39

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed	25.00
Rec.	3.00
Ind.	1.00
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	29.00