

(Name) Wallace, Ellis, Head & Fowler 795

(Address) Columbiana, Alabama 35051

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Shelby Cnty Judge of Probate, AL  
02/25/1981 00:00:00 FILED/CERTIFIED

Form 1-1-5 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 SIX THOUSAND AND NO/100 (\$6,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Earmon C. Davis and wife, Bonnie Davis  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Percy Allen and wife, Hazel Allen

(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:

A part of the NW $\frac{1}{4}$  of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama,  
described as: Commence at a point on the North end of a concrete bridge over Woods branch  
and the Western edge of the asphalt pavement of the Montevallo-Elyton Road (Highway 17)  
thence run North-Northeasterly along the said Western edge of said road a distance of  
778.0 feet to a point; thence run bearing--South 84 deg. 46' West a distance of 29.96  
feet to a point on the West right of way line of Shelby County Highway No. 17 and the point  
of beginning of the property being described; thence continue along last described course  
306.86 feet to a point in the center of the Woods branch; thence 118 deg. 22' right and  
run along center of branch 73.12 feet to a point; thence 22 deg. 32' left and continue  
along center of branch 26.0 feet to a point; thence 32 deg. 20' left and continue along  
center of branch 96.0 feet to a point; thence 116 deg. 30' right and run Northwesterly  
345.80 feet to a point on the West right of way line of highway 17; thence 100 deg.  
46' right and run South-Southwesterly 179.28 feet to the point of beginning, containing  
1.23 acres, according to survey of Joseph E. Conn, Jr., Registered Land Surveyor dated  
February 9, 1981.

Subject to easements and rights of way of record.

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 25<sup>th</sup>  
day of February, 1981.

WITNESS: STATE OF ALA. SHELBY CO. *Deed tax - 6.00*  
I CERTIFY THIS *Rec. 1.50*  
1981 FEB 25 PM 2:57 *(Seal)* *1.00* *Earmon C. Davis* *(Seal)*  
*8.50*  
*(Seal)* *Bonnie Davis* *(Seal)*  
*(Seal)* *(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 Earmon C. Davis and Bonnie Davis  
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 25<sup>th</sup> day of February, A.D., 1981.

*Percy Allen*  
*Hazel Allen*