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Shelby Cnty Judge of Probate, AL
02/26/1981 00:00:00 FILED/CERTIFIED

This instrument was prepared by

849

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

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 One and no/100 ---- DOLLARS

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

(herein referred to as grantors) do grant, bargain, sell and convey unto Marshall James Bozeman, James Edward Bozeman, Kenneth Leo Bozeman, Michael Stanley Bozeman, and Robert Earl Bozeman (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:

My undivided one-half interest including all future interests vested or not vested into the following described real estate:

That certain tract of land described as commencing at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 23, Township 21, South, Range 1 West, and run thence South 85 deg. and 30 min. West a distance of 660 feet to the point of beginning of the lot herein described and conveyed; run thence South 4 deg. and 30 min. East a distance of 236 feet; run thence South 85 deg. and 30 min. West a distance of 370 feet; run thence North 4 deg. and 30 min. West, a distance of 236 feet; run thence North 85 deg. and 30 min. East a distance of 370 feet to point of beginning, and containing 2 acres, more or less.

Also, a roadway 15 feet in width described as beginning at the Southeast corner of the above described two acres and run thence 52 deg. and 30 min. East a distance of 328 feet; run thence North 84 deg. East a distance of 210 feet; run thence South 4 deg. and 30 min. East a distance of 15 feet; run thence South 84 deg. West a distance of 210 feet; run thence North 52 deg. and 30 min. West a distance of 328 feet, more or less, to the South boundary line of the above described two-acre tract of land; run thence North 85 deg. and 30 min. East a distance of 15 feet, more or less, to the point of beginning.

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 26 day of February, 1981.

WITNESS:

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

deed tax .50

Rec. 3.00

Ind. 1.00

4.50

Ida Lois Bozeman

Ida Lois Bozeman

1981 FEB 26 PM 3:32

James C. Shover, Jr.
NOTARY PUBLIC

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ida Lois Bozeman, 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 26 day of February, 1981.

Notary Public

BOOK 331 PAGE 349