

This instrument was prepared by

FRANK K. BYNUM, ATTORNEY

3410 INDEPENDENCE DRIVE, BIRMINGHAM, ALABAMA 35209



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Shelby Cnty Judge of Probate, AL
03/12/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SIXTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100----- (\$16,750.00)

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert Hodgens and wife, Ruby Hodgens

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

Clyde R. Williams and wife, Charlotte Williams

(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:

Part of the E 1/2 of the SE 1/4 of the NW 1/4 of Section 1, Township 20 South, Range 2 West, being more particularly described as follows: Commence at the NE corner of the SE 1/4 of the NW 1/4, Section 1, Township 20 South, Range 2 West, thence run Southerly along the East line of said 1/4-1/4 Section for 990.69 feet to the point of beginning; thence 90 deg. 15 min. 14 sec. right and run Westerly for 647.69 feet; thence 90 deg. 30 min. 14 sec. left and run Southerly for 330.48 feet to a point on the South line of said 1/4-1/4 Section; thence 89 deg. 31 min. 00 sec. left and run Easterly along the South line of said 1/4-1/4 Section for 646.25 feet to the SE corner of said 1/4-1/4 Section; thence 90 deg. 14 min. 00 sec. left and run Northerly along the East line of said 1/4-1/4 Section for 330.24 feet to the point of beginning.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$11,750.00 of the purchase price recited above was paid from purchase money mortgage loan closed simultaneously herewith.

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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 2nd day of March, 1981.

WITNESS:

Deed Tax \$5.00 STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS (Seal)
1.00 (Seal)
7.50 (Seal)
1981 MAR 12 AM 8:38

Robert Hodgens (Seal)
Ruby Hodgens (Seal)
Ruby (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Hodgens and wife, Ruby Hodgens whose name & 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 2nd day of March, A. D., 1981.

Notary Public