

This instrument was prepared by

(Name) A. E. Etrass ⁷²⁸

(Address) Shelby, Alabama

19811026000113570 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
10/26/1981 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 Five Hundred and no/100 (\$500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
A. E. Etrass, Jr. and wife, Fay B. Etrass
(herein referred to as grantors) do grant, bargain, sell and convey unto
A. E. Etrass, Jr. and wife, Fay B. Etrass
(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:

All that part of the SE-1/4 of the NW-1/4 and all that part of the NE-1/4 of SW-1/4, of Section 15, Township 24, Range 15 East, which lies East of the Adams Ferry Road and South of the Spring Creek-Bay Springs Road.
LESS AND EXCEPT that part of subject property heretofore conveyed in Deed Book 285, Page 252; Deed Book 283, Page 562; Deed Book 314, Page 721, and Deed Book 332, Page 774, in the Probate Office of Shelby County, Alabama.

ALSO, That part of the South half of NW-1/4 and that part of the North half of SW-1/4 lying South of the Bay Springs paved highway and West of Shelby County Highway No. 47.
LESS AND EXCEPT one acre in the SW corner of the NW 1/4 of the SW 1/4 and
LESS AND EXCEPT 9.19 acres, reserved in Deed Book 289, Page 480, in Probate Office, and
LESS AND EXCEPT lands heretofore conveyed in Deed Book 318, Page 855, in said Probate Office.

THE PURPOSE OF THIS DEED IS TO CREATE JOINT TENANCY WITH RIGHT OF SURVIVORSHIP.

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 30th day of July, 1981

BOOK 335 PAGE 705

WITNESS:

Deed TAX \$0.50 STATE DEAL. SHELBY CO. (Seal)
Deed 1.50 I CERTIFY THIS (Seal)
Deed 1.00 INSTRUMENT WAS FILED (Seal)
3.00 1981 OCT 26 AM 9:58 (Seal)

A. E. Etrass Jr. (Seal)
A. E. Etrass, Jr. (Seal)
Fay B. Etrass (Seal)
Fay B. Etrass (Seal)

Thomas A. Snowden, Jr.
JUDGE OF PROBATE
STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. E. Etrass, Jr. and wife, Fay B. Etrass 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 30th day of July, A. D., 19 81

CAHABAMA LEY BRANCH
FIRST NATIONAL BANK

Michael E. ...
Notary Public.