

This instrument was prepared by

THIS INSTRUMENT PREPARED BY  
STEVE SEARS  
Attorney at Law  
without benefit of legal advice  
Montevallo, Alabama 35115

19811207000129530 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
12/07/1981 00:00:00 FILED/CERTIFIED

(Name).....

(Address).....

Form 1-1-6 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,

one hundred (\$100.00)-----DOLLARS

That in consideration of

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

William A. McClain and wife Metra E. McClain

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

✓ Charlie Latham and wife Loraine Latham

(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:

Beginning at the NE corner of plot #27, in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , §14, Twp 22S, R 4W, and run W a distance of 105 feet, thence continue S a distance of 105 feet, thence continue E a distance of 105 feet, thence continue N a distance of 105 feet to the point of beginning, a map of which is recorded in the office of the Probate Judge of Shelby County, Alabama, prepared by I. S. Gillespie, Engineer, dated 26 April 1946 and so identified and on file in the office of the Boothton Coal Mining Company, Boothton, Alabama.

The intent of this instrument is to reconvey the land granted to grantors by grantees by deed dated 24 February 1975, whether correctly described or not.

BOOK 336 PAGE 685

1981 DEC -7 AM 9:48  
Rec. 1.50  
Ad. 1.00  
3.00  
JUDGE OF PROBATE

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 20 day of November, 1981

WITNESS:

(Seal)

Metra McClain (Seal)

(Seal)

W.A. McClain (Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
Shelby COUNTY }

General Acknowledgment

I, Steven R. Sears

hereby certify that William A. McClain and wife Metra E. McClain whose name S are signed to the foregoing conveyance and 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 20 day of November, A. D., 1981

Rt. 4 Box 381  
Montevallo, Ala.  
35115

STEVE SEARS  
NOTARY PUBLIC  
My Commission Expires January 26, 1982  
Notary Public.