

This instrument was prepared by:

NAME WILLIAMS & PRADAT

ADDRESS 415 First National Bank Building  
Tuscaloosa, Alabama 35401

SOURCE OF TITLE Deed

BOOK 229 PAGE 236

BOOK PAGE

Subdivision		Lot	Plat Bk	Page
QQ	Q	S	T	R
		27	20S	4W

STATE OF ALABAMA

Shelby COUNTY

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 and other good and valuable consideration

(\$10.00 ) Dollars,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JOHN S. PRADAT, SR. and wife LAURA PARKER PRADAT as heirs of ELIZABETH SHAW (PHILLIPS) PARKER (herein referred to as grantors) do grant, bargain, sell and convey unto

✓ JOHN SINGLETON PRADAT, JR. and his wife, LISA SELBY PRADAT

(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:

349 PAGE 533

Commence at the southwest corner of the Southwest Quarter of the Southeast Quarter of Section 27, Township 20 South, Range 4 West, thence easterly along the south line of said Quarter-Quarter Section 221.12, thence 89° 38' left northerly 889.30 feet to the point of beginning of tract of land herein described; thence continue along the last mentioned course 444.65 feet more or less to the north line of said Quarter-Quarter Section, thence 89° 46' right easterly along said north line 221.58 feet, thence 90° 15' 15" right southerly 444.47 feet, thence 89° 42' 05" right westerly 221.42 feet to the point of beginning, excepting the Southern Railway right-of-way in the northwest corner thereof.

BOOK Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

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 ~~XXXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that ~~KKK~~ (we are) entitled to the immediate possession thereof; that I (we) have a good right to sell and convey the same as aforesaid; that K (we) will and ~~XX~~ (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 16<sup>th</sup> day of November, 1982.

JOHN S. PRADAT, SR. (Seal)

LAURA PARKER PRADAT (Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
TUSCALOOSA COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOHN S. PRADAT, SR. and wife LAURA PARKER PRADAT

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 16<sup>th</sup> day of November, A. D., 1982.

My commission expires:  
May 21, 1985

Notary Public in and for State at Large