

This instrument was prepared by

943

(Name) Mike T. Atchison, Attorney

(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-1.6 Rev. 1-68

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 Twenty-Eight Thousand and 00/100 ----- DOLLARS

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

Hildreth Dub, an unremarried widow

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

Carroll Jones and wife, Hilda Carolyn Jones

(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:

LEGAL DESCRIPTION:

Commence at the Southwest corner of Lot 1, First Addition to Triple Springs Subdivision, First Sector, as recorded in Map Book 6, Page 51, Probate Office Shelby County, Alabama, being an axle found in place; thence proceed in a Northerly direction along the West boundary of said subdivision for a distance of 398.80 feet to a point, being an axle found in place; thence turn 92 deg. 05'29" left and run 200.00 feet to the point of beginning of a parcel of land herein described; thence continue in the same direction for 200.00 feet to a point; thence turn 87 deg. 54' 31" left and run along the East boundary of Carroll Jones property for 372.13 feet to the North right-of-way line of Co. Highway #78; thence turn 90 deg. 10' 27' left and run along said R.O.W. line of 199.89 feet to a point; thence turn 89 deg. 49' 33" left and run along the West boundary line of W. B. Cross property for 378.84 feet to the point of beginning. Said property located in the NW $\frac{1}{4}$ of Section 36, Township 21 South, Range 1 West, according to survey of John Gary Ray, Registered P.E. & L.S. No. 12,295, dated July 21, 1980.

Situated in Shelby County, Alabama.

Hildreth Dub is the surviving grantee of deed recorded in Deed Book 327, Page 606, in the Probate Office of Shelby County, Alabama, the other grantee, Walter F. Dub, having died on or about the day of , 19 .

_____ of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES 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 ~~your~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~lawfully~~ 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
day of January, 1984.

WITNESS: \$22,000.00 of the purchase price recited above was paid from a Mortgage closed simultaneously herewith.

Arthur C. W. Mason, (Seal)

Ruth Caldwell (Seal)

W. A. Caldwell (Seal)

STATE OF ALABAMA

Shelby COUNTY

1984 JAN 23 AM 9: 22

see Mtg 442-398

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hildreth Dub, an unremarried widow 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 14th day of January, A. D., 1984

First Nat:— Bank of Columbian

My Corn...

synthes June 2, 1987

Public.