

This instrument was prepared by HARRISON, CONWILL, HARRISON & JUSTICE
Attorneys at Law, P.O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Forty-Three Thousand and no/100 (\$43,000.00) Dollars to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, LUCRETIA MAY, BRINTON A. OWEN, an unmarried man, and LOMA I. OWEN, a widow, which constitutes the remaining heirs at law and next of kin of B.L. Owen, deceased, (herein referred to as grantors) do grant, bargain, sell and convey unto ROY A. BLANKENSHIP and NANCY I. BLANKENSHIP (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:

PARCEL A: That certain lot in the Town of Columbiana, Alabama, described as commencing at the SE corner of Section 23, Township 21, Range 1 West, and run thence Westerly along the Section line a distance of 456 feet to a point at the back of the curb line on West side of Main Street in Columbiana, Alabama; run thence North 02 degrees 30 minutes West along the back of said curb line on West side of Main Street, a distance of 651 feet to point of beginning of the lot herein described and conveyed; said point of beginning being 90 feet South of the SE corner of the residence lot of Paul O. Luck; run thence Westerly along a line at an angle of 89 degrees 17 minutes to the left from the back of the curb line of said Main Street a distance of 203 feet, which said point is 21 feet East of an iron pin set in with a line fence and hedge row and now marking the NW corner of what was formerly known as the Mary Peters and Ella Peters residence lot; run thence North 02 degrees 30 minutes West and parallel with the West curb line of Main Street a distance of 90 feet to an iron stob in the fence row of the line between the lot herein described and conveyed and the residence lot of Paul O. Luck; run thence Easterly and parallel with South line of the lot being conveyed along a fence and hedge row marking the South line of the Paul O. Luck residence lot a distance of 203 feet to the West curb line of Main Street, which point is marked by an iron stob on said West curb line; run thence South 02 degrees 30 minutes East along the West curb line of Main Street a distance of 90 feet to point of beginning. Being a part of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 23, Township 21, Range 1 West, being the land described in deed recorded in Deed Book 138, Page 354, in the Probate Office of Shelby County, Alabama.

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Harrison & Conwill

LESS AND EXCEPT property conveyed to B.L. Owen and wife, Loma I. Owen, as described in that certain deed recorded in Deed Book 221, Page 464, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL B: Beginning at a point on the West margin of Main Street in the Town of Columbiana, Alabama, 228 feet North of the point of intersection of the North margin of Sterrett Street and the West margin of Main Street at an iron stake marking the NE corner of the lot formerly known as the J.L. Peters residence lot, and from said last named point run thence North along West margin of Main Street a distance of 119 feet to a point; run thence West parallel with Sterrett Street a distance of 419 feet to a point; run thence South and parallel with Main Street a distance of 119 feet to a point; run thence East and parallel with Sterrett Street a distance of 419 feet to the point of beginning on the West margin of Main Street. Said lot being also known as the Ed Atchison residence lot. Said lot being a part of the SE: of Section 23, Township 21, Range 1 West, and being part of that tract of land described in that certain conveyance from Columbiana Savings Bank to the Alabama Cooperage Company, a corporation, dated December 22, 1932, recorded in Deed Book 98, Page 117, in the Office of the Judge of Probate of Shelby County, Alabama, and being further known as part of Lot No. 104, according to W.J. Horsley's Map of the Town of Columbiana, Alabama, situated in Shelby County, Alabama.

LESS AND EXCEPT property conveyed to Bonnie Atchison, as described in that certain deed recorded in Deed Book 244, Page 744, in the Office of the Judge of Probate of Shelby County, Alabama.

Situated in Shelby County, Alabama.

\$38,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators, covenant with the said GRANTEES their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals
this _____ day of _____, 1984.

Lucretia May
Lucretia May

BY Brinton A. Owen
Brinton A. Owen, as Attorney in Fact
for Lucretia May

BY Loma I. Owen
Loma I. Owen, as Attorney in Fact
for Lucretia May

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See Reg. 449-36
1984 MAY 21 PM 2:58

Met by 500
Rec 500
Ind. 100
1100

Brinton A. Owen
Brinton A. Owen

Loma I. Owen
Loma I. Owen

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said
county, in said State, hereby certify that Brinton A. Owen and Loma
I. Owen, whose names, as Attorneys in Fact for Lucretia May, 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, as such Attorneys in Fact, and with full authority
as shown by Power of Attorney recorded in Misc Book 56, Page 719,
in the Probate Office of Shelby County, Alabama, executed the same
voluntarily on the day the same bears date, for and as the act of
the said Lucretia May.

Given under my hand and official seal this 18th day
_____, 1984.

William R. Justice
Notary Public

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for
said County in said State, hereby certify that Brinton A. Owen, an
unmarried man, and Loma I. Owen, a widow, 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 18th day of
_____, 1984.

William R. Justice
Notary Public

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