

691

SEND TAX NOTICE TO:

(Name) Hazel D. Sanders
(Address) Boy-45 RT. 1
Vincent, Alabama 35178

This instrument was prepared by

(Name) John Burdette Bates, Attorney at Law
(Address) #10 Office Park Circle, Suite 122, Birmingham, Alabama 35223

Form 1-1-27 Rev. 1-68

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED AND 00/100 (\$ 100.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

LUTHER M. DAVIS A/K/A L. M. DAVIS AND WIFE, NELLIE V. DAVIS,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

HAZEL D. SANDERS, RESERVING, HOWEVER, TO THE GRANTORS A LIFE ESTATE IN AND TO THE HEREIN-AFTER DESCRIBED REAL PROPERTY,

(herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, of Section 13, Township 19, Range 3 East, thence South a distance of 410.0 feet to the point of beginning; thence North 89°19'13" East a distance of 1247.92 feet; thence South 0°58'18" East a distance of 424.34 feet; thence South 89°58'35" West a distance of 1255.21 feet; thence North a distance of 410.0 feet to the point of beginning.

Less and except any part thereof located in the public road.

Reserving, however, to the Grantors and to both of them, a life estate in and to the property herein described, for and during their natural lifetimes.

Subject to ad valorem taxes for the year 1984, easements, restrictions, other matters of public record and the life estate reserved herein to the Grantors.

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1984 SEP 20 PM 1:02
JUDGE OF PROBATE

Recd tax .50
Rec 250
Feb 1-00
400

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 29th day of August, 1984.

(Seal)

Luther M Davis (Seal)
Luther M. Davis

(Seal)

(Seal)

(Seal)

Nellie V Davis (Seal)
Nellie V. Davis

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Luther M. Davis and wife, Nellie V. Davis, whose name S 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 29th day of August, A. D., 1984.

John Burdette Bates
Notary Public.