



american title insurance company

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COOSA PINES FEDERAL CREDIT UNION
COOSA PINES, ALABAMA 35044

This instrument was prepared by
(Name) Clayton Realty

138

(Address) 600 West Crest Estates, Hueytown, Ala 25023

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand One Hundred Fifty Two & NO/100 - - - - - DOLLARS

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

Thomas N. Clayton and wife Mary Ann Clayton
James L. Clayton and wife, Elizabeth G. Clayton
(herein referred to as grantors) do grant, bargain, sell and convey unto
Charles O. Merrill and wife, Annette A Merrill

(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:

Commence at the Southwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Sec 15, T-21, R-1-E, thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 43.60 feet, to the East right of way line of Shelby County Hwy.No.7; thence continue East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1188.94 feet; thence turn an angle of 91 $^{\circ}$ 42' 16" sec. to the left and run a distance of 210.00 feet; thence turn an angle of 88 deg. 17 min. 44 sec. to the left and run a distance of 1187.94 feet to the East right of way line of Shelby County Hwy. No. 7; thence turn an angle of 91 deg. 25 min. 54 sec. to the left, and run along said Hwy. R/W a distance of 209.97 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Sec15, T-21-S, R-1 -E, Huntsville Principal Meridian, Shelby County, and containing 5.72acres.

Note: Prior to February 15, 1978 title to this property was in the name of George R. Clayton, a single person. George Robert Clayton died on February 15, 1978. His Last Will and Testament was duly admitted to Probate Court of Shelby County, Alabama Case No. 20-206, he left his entire estate to his sole heir, Tom Lacey Clayton. On January 1, 1980 Tom Lacey Clayton and wife Ora N. Clayton conveyed title to property by Warranty Deed and recorded in Book 330, Pages 157 & 158, in the Probate Office of Shelby County, Ala. Grantees in the deed was Thomas N. Clayton and James L. Clayton.

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 18th day of October, 1984.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 NOV -2 PM 1:44

JUDG. REC'D

(Seal)

(Seal)

(Seal)

Deed Jay- 950 Thomas N. Clayton

350 Mary Ann Clayton

1500 James L. Clayton

Elizabeth G. Clayton

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas N. Clayton and wife Mary Ann Clayton, James L. Clayton and wife Elizabeth G. Clayton 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 18th day of October, A. D., 1984.

NOTARY

COOSA PINES F&C/4

commission expires 4/86

at-Law