



1571  
american title insurance company

This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

(Name) Mildred Hays  
Rt. 2, Box 137  
(Address) Adamsville, Al 35005

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama 500.00

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Dollar (\$1.00) and other valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
George R. Hays and wife, Mildred Hays  
(herein referred to as grantors) do grant, bargain, sell and convey unto Ronald W. Cummings and wife,  
Margaret E. Cummings

(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:

A lot or parcel of land located in the NE 1/4 of the NW 1/4 of Section 3,  
Township 22, Range 4 West, Shelby County and more particularly described  
as follows: Commence at a point on the south boundary of County  
Highway No. 10 on the east boundary of parcel conveyed to Agnes Cummings,  
said parcel described and recorded in Deed Book 222, Page 983 in the  
Probate Records of Shelby County and said point being 533.1 feet north  
of the SE corner of said tract; thence run north 79°40' west along  
said highway boundary 213.5 feet; thence run south 191 feet to the  
point of beginning of the tract of land to be conveyed herein; thence  
continue south a distance of 191 feet to a point; thence run south  
83°10' east a distance of 211.5 feet, more or less, to the east boundary  
of the aforesaid Agnes Cummings lot; thence run north 177.7 feet to a  
point; being the SE corner of the Ronald W. Cummings lot; thence  
north 79°40' west a distance of 211.5 feet to the point of beginning.

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A right of way for a road 20 feet in width is reserved across the east end  
of the above described lot.

The grantors herein are one and the same as the grantees in that certain  
deed recorded in Book 290, Page 575, Office of the Judge of Probate,  
Shelby County, Alabama.

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  
day of February, 1986

WITNESS:  
Deed TAX 50  
Rec 2.50  
Jud 1.00  
4.00  
STATE OF ALABAMA, SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED (Seal)  
1986 AUG 21 PM 12:36 (Seal)  
Notary Public (Seal)

George R. Hays (Seal)  
George R. Hays (Seal)  
Mildred Hays (Seal)  
Mildred Hays (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that George R. Hays and wife, Mildred Hays  
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 day of February, A. D., 1986

4 Box 202  
H 1 11 10 3511  
Martha [Signature]