

THIS INSTRUMENT PREPARED BY:
John F. Tanner, Attorney
Pelham, Alabama 35124
Legal Description Furnished.
Title Not Examined.

WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of One and No/100 (\$1.00) DOLLAR to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Martha Adams, a widow, (herein referred to as Grantor) do grant, bargain, sell and convey unto Martha Adams, a widow, and Thelma L. Adams, a single person (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:

Part of the SE 1/4 of SW 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Northwest corner of the SE 1/4 of SW 1/4 of said Section 14, run in an easterly direction along the north line of said 1/4-1/4 section for a distance of 850 feet to the northeast corner of the Al Sykes property, thence continue along the last mentioned course for a distance of 210 feet, thence turn an angle to the right of 88 degrees-19' and run southerly for a distance of 270 feet to the point of beginning, thence continue southerly along the last mentioned course for a distance of 160 feet, thence turn an angle to the right of 91 degrees-41' and run in a westerly direction for a distance of 110 feet, thence turn an angle to the right of 88 degrees-19' and run in a northerly direction for a distance of 160 feet, thence turn an angle to the right of 91 degrees-41' and run in an easterly direction for a distance of 110 feet to the point of beginning, containing 0.40 acres, more or less.

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 for such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of August, 1988.

Martha Adams
MARTHA ADAMS

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STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL ACKNOWLEDGMENT

I, Cynthia F. Lewis, a Notary Public in and for said County in said State, hereby certify that Martha Adams, a 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 the 9th day of August A.D., 1988.

Cynthia F. Lewis
Notary Public

My Commission Expires: 12-28-1991

1. Dead Tax	<u>2.50</u>
2. Mfg. Tax	<u> </u>
3. Recording	<u>5.00</u>
4. Indexing	<u>1.00</u>
TOTAL	<u>6.50</u>

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

88 NOV -4 PM 12:44

Thomas A. Shaver, Jr.
JUDGE OF PROBATE

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