

1108

GALESE and MOORE
P.O. BOX 75061
BIRMINGHAM, ALABAMA 35253

PREPARED BY:

Corey B. Moore, Attorney
P.O. Box 75061
Birmingham, AL 35253

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LEGAL PROVIDED BY GRANTOR

TITLE NOT CHECKED BY PREPARER

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of \$7,000.00, to the undersigned Grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Eugene Abercrombie, (herein referred to as grantor), do grant, bargain, sell and convey unto A. E. Churchwell and wife, Marjorie Chruchwell, (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, situtated in Shelby County, Alabama, to-wit:

Beginning at the Southwest corner of the NW 1/4 of the SW1/4, Section 30, Township 18, Range 2 East; thence North 397 feet; thence East 286 feet to the public road; thence Southwestward along said road 403 feet; thence West 160 feet to the starting point. Containing two (2) acres, more or less, and being a part of the NW1/4 of the SW1/4, Section 30, Township 18, Range 2 East.

LESS AND EXCEPT that portion of the above described property previously conveyed by deeds recorded in Deed Book 202, Page 288, and Deed Book 216, Page 340, in the Probate Office of Shelby County, Alabama.

TAX ASSESSOR'S NOTE: Please assess in the name of GRANTEE,
at: 550 Highway 55 South, Sterrett, AL 35147.

This property is not now nor has it ever been the homestead of the Grantor.

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 surviovr forever, together with every contingent remainder and right of reversion.

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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 they are 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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 7th day of November, 1988.

Eugene Abercrombie LS
EUGENE ABERCROMBIE

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BOOK
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, in and for said State and County, hereby certify that Eugene Abercrombie, whose name is signed to the foregoing conveyance, and who being known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 7th day of November, 1988.

Cory B. Moore
NOTARY PUBLIC

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 NOV 17 AM 10:04

Thomas A. Shewell, Jr.
JUDGE OF PROBATE

RECORDING FEES
Deed TAX 7.00
Recording Fee \$ 5.00
Index Fee 1.00
Total 13.00