

This instrument was prepared without benefit of title work or survey.

This instrument was prepared by

447
HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100----Dollars, and love and affection

\$ 500.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Ethel Jones, a widow

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

Samantha Dorminey

(herein referred to as grantee, whether one or more), ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

FOR AND DURING her natural life, and upon her death, the remainder in fee simple to the natural children of said Samantha Dorminey, who survive her, as tenants in common, the following described real estate, situated in Shelby County, Alabama:

An undivided one-third interest in the following two parcels of land:

PARCEL 1: Beginning at the Northeast corner of the SW $\frac{1}{4}$, Section 1, Township 24 North, Range 15 East; run South along the East boundary line of said SW $\frac{1}{4}$ a distance of 210.0 feet to the point of beginning of herein described parcel of land; thence turn 84 deg. 29 min. 20 sec. right and run 420.0 feet; thence turn 95 deg. 30 min. 40 sec. right and run 210.0 feet; thence turn 95 deg. 30 min. 40 sec. left and run 168.26 feet; thence turn 55 deg. 29 min. left and run 302.06 feet; thence turn 125 deg. 31 min. left and run 608.5 feet; thence turn 95 deg. 30 min. 40 sec. right and run 222.13 feet; thence turn 116 deg. 55 min. left and run 141.71 feet; thence turn 63 deg. 05 min. left and run 210.0 feet to the point of beginning of herein described parcel of land containing 2.0 acres, more or less, according to survey of Sam W. Hickey, Registered Land Surveyor.

PARCEL 2: All my right, title and interest in and to the following described land: Beginning at the N.E. Corner of the S.W. $\frac{1}{4}$ Section 1, Township 24 North, Range 15 East; run South along the East line of said S.W. $\frac{1}{4}$ a distance of 420.0 feet; thence turn 63 deg. 05 min. right and run 141.71 feet; thence turn 116 deg. 55 min. right and run 87.73 feet to the point of beginning of herein described parcel of land; thence turn 104 deg. 02 min. left and run 776.6 feet; thence turn 133 deg. 14 min. right and run 302.65 feet; thence turn 55 deg. 17 min. 20 sec. right and run 608.5 feet; thence turn 95 deg. 30 min. 40 sec. right and run 134.4 feet to the point of beginning of herein described parcel of land containing 2.9 acres, more or less.

UPON THE CONDITION that should the said Samantha Dorminey attempt to sell, convey or otherwise transfer her life estate in the above described property, then said life estate shall immediately terminate and title in fee simple shall immediately vest in her natural children then living, as tenants in common.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever, during her natural life, and at her death the remainder in fee simple to her natural children who survive her. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 7th
day of October, 1987.

Deed Tax \$ 1.50
Mtg. Tax
Recording Fee 2.50
Indexing Fee 3.00
TOTAL 7.00

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

89 DEC -7 PM 3:31

(SEAL)

Ethel Jones
Ethel Jones

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama }
Shelby COUNTY }

General Acknowledgment

a Notary Public in and for said County,

I, the undersigned,
in said State, hereby certify that

Ethel Jones, a widow

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 day of October, A.D. 19 87

Dr 7 Nov 98