

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

Send Tax Notice to: Carrie Louise Alexander
(Name) _____

(Address) _____ 4115 Highway 12
Montevallo, Alabama 35115

MINIMUM VALUE: \$1,000.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA
SHELBY**

COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
Carrie Louise Alexander, a widow; and Eldred G. Alexander, Jr., a married man, and his wife,
^{Jo Ina Alexander}
(herein referred to as grantors) do grant, bargain, sell and convey unto

Eldred G. Alexander, Jr. and wife, Jo Ina Alexander

(herein referred to as GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREWITH,
AS THOUGH FULLY SET OUT HEREIN.

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TO HAVE AND TO HOLD to the said GRANTEEES 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 9th day of December, 1991.

WITNESS

(Seal)

Carrie Louise Alexander (Seal)
Carrie Louise Alexander
Eldred G. Alexander, Jr. (Seal)
Eldred G. Alexander, Jr.
Jo Ina Alexander (Seal)
Jo Ina Alexander

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carrie Louise Alexander and Eldred G. Alexander, Jr. and Jo Ina Alexander 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 9th day of December A.D. 19⁹¹

hand and

EXHIBIT "A"

PARCEL I

Begin at an iron stake at the north-east corner of the south-east quarter of the south-west quarter of said Section 12, and run thence north 86 degrees 25 minutes east 359.8 feet, thence south 46 degrees 40 minutes east 122 feet to the center of what is known as the Montevallo and Columbiana Road, thence along the center of said road south 60 degrees west 493.6 feet to the east boundary of said south-east quarter of south west quarter, thence continue along the center of said road south 63 degrees 30 minutes west 373 feet, thence continue along the center of said road south 46 degrees 30 minutes west 244.4 feet, thence continue along the center of said Ebenezer road north 31 degrees 30 minutes west 550.6 feet, thence continue along the center of said Ebenezer road north 41 degrees 30 minutes west 340 feet to the western boundary line of said south-east quarter of south west quarter, thence continue along the line of said last named forty north 3 degrees 30 minutes west 516 feet, thence north 89 degrees 15 minutes east 1360 feet to the eastern boundary line of the north east quarter of south-west quarter of said Section 12, thence along the eastern boundary line of the last named forty south 3 degrees and 30 minutes east 165 feet to the point of beginning. All of the aforementioned land lying and being in Township 22, Range 3 West, Shelby County, Alabama.

LESS AND EXCEPT CERTAIN REAL ESTATE HERETOFORE CONVEYED TO ELDRED G. ALEXANDER, JR. AND WIFE, JO INA ALEXANDER, AS RECORDED AT BOOK 221, PAGE 315, IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, HEREINAFTER DESCRIBED AS FOLLOWS:

PARCEL II

Begin at the NE corner of the SE 1/4 of the SW 1/4 of Section 12, Township 22, Range 3 West, Shelby County, Alabama; thence go south 50 deg. 25' West a distance of 1358.6 feet to the SE corner of the lot herein described which is on the East edge of the right of way of Ebenezer Road; thence run along the East edge of said right of way of Ebenezer Road for a distance of 296.0 feet to the SW corner of the lot herein described; thence go North 57 deg. 01' East a distance of 295.0 feet to the NW corner of the lot herein described; thence go South 31 deg. 37' East a distance of 296.0 feet to the NE corner of the lot herein described; thence go South 57 deg. 01' West a distance of 295.0 feet back to the point of beginning. said lot is located in the SE 1/4 of the SW 1/4 of Section 12, Township 22, Range 3 West, Shelby County, Alabama and contains 2 acres, more or less.

THE WIFE OF ELDRED G. ALEXANDER, JR., HAS NO PRESENT INTEREST IN THE REAL ESTATE HEREIN DESCRIBED, BUT JOINS HER HUSBAND, AND CARRIE LOUISE ALEXANDER IN SUCH CONVEYANCE.

THE RECORD TITLE HOLDER OF THE ABOVE DESIGNATED PROPERTY, ELDRED G. ALEXANDER, SR., DECEASED ON OR ABOUT JANUARY 17, 1964, AND THE GRANTORS HAVE HERETO ATTACHED THEIR HEIRSHIP AFFIDAVIT AS EXHIBIT "B" TO THIS DEED, SAME BEING HEREBY FULLY INCORPORATED HEREIN.

THE GRANTOR, CARRIE LOUISE ALEXANDER, HEREBY RESERVES, FOR AND DURING HER LIFETIME, A LIFE ESTATE WITHIN THE ABOVE DESCRIBED REALTY.

Dated: 12/9/91

Carrie Louise Alexander
Carrie Louise Alexander

Eldred G. Alexander Jr.
Eldred G. Alexander, Jr.

Jo Ina Alexander
Jo Ina Alexander

EXHIBIT "B"

STATE OF ALABAMA)
COUNTY OF SHELBY)

HEIRSHIP AFFIDAVIT

Come now Carrie Louise Alexander and Eldred G. Alexander, Jr., the Affiants herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. That Eldred G. Alexander, Sr., who was also known as E. G. Alexander, Sr. and E. G. Alexander, died testate on or about January 17, 1964, in Tuscaloosa County, Alabama, while a bona fide resident citizen of Shelby County, Alabama.

2. Upon the date of the said decedent's death, said decedent was seized of certain real estate located within Shelby County, Alabama heretofore described as Parcel I within the Deed immediately preceding this Affidavit. On or about July 2, 1962, said decedent and his wife, Carrie Louise Alexander, had conveyed certain real estate to Eldred G. Alexander, Jr. and wife, Jo Ina Alexander, described as Parcel II within the deed immediately preceding this Affidavit (said prior deed being recorded at Book 221, Page 315, in the Office of the Probate Judge, Shelby County, Alabama).

3. Upon the date of the decedent's death, said decedent left his Last Will and Testament dated July 2, 1962, whereby he left all his property, real, personal or mixed, to his surviving wife, Carrie Louise Alexander.

4. Eldred G. Alexander, Jr. was the only child ever born as the result of the marriage of Eldred G. Alexander, Sr. and Carrie Louise Alexander.

5. The names, ages, states of mind, relationships, and addresses of the survivors of the above designated decedent are herein stated as follows:

a) Carrie Louise Alexander, Over the age of nineteen years of sound mind
Surviving Spouse

4115 Highway 12
Montevallo, Alabama 35115

b) Eldred G. Alexander, Jr., Over the age of nineteen years of sound mind
Surviving Son
5160 Highway 16
Montevallo, Alabama 35115

6. All debts and charges against the estate of the above designated decedent have been fully satisfied, and there are no other persons or entities who claim any right, title or interest in the estate property of said decedent. Furthermore, the Affiants saith naught.

Carrie Louise Alexander

Carrie Louise Alexander

Eldred G. Alexander Jr.

Eldred G. Alexander, Jr.

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BOOK

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carrie Louise Alexander and Eldred G. Alexander, Jr., whose names are signed to the foregoing Affidavit, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the Affidavit, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of December, 1991.

D. A. Seeger
Notary Public 8/93

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EXHIBIT "C"

STATE OF ALABAMA)
SHELBY COUNTY)

I, ELDRED G. ALEXANDER, SR., of Shelby County, Alabama, being of sound mind and disposing memory, do hereby publish and declare this my last will and testament, revoking all former and other wills and testamentary dispositions by me at any time heretofore made:

FIRST: I direct that my just debts and funeral expenses be paid as soon after my decease as conveniently can be done.

SECOND: I give, devise and bequeath unto my beloved wife, CARRIE LOUISE ALEXANDER, all of my property, real, personal or mixed, where-soever situate, of which I may die seized or possessed, or to which I may be entitled at the time of my decease.

THIRD: I hereby nominate and appoint my said wife, CARRIE LOUISE ALEXANDER, to be the executrix of this my last will and testament, and I direct that she not be required to make any inventory or official bond, or be accountable to any court whatsoever for her actions as such executrix.

IN TESTIMONY WHEREOF, I hereunto set my hand and seal this the 2nd day of July, 1962.

Eldred G. Alexander, Sr.

Signed, sealed, published and declared by the above named, ELDRED G. ALEXANDER, SR., as and for his last will and testament, in the presence of us, who, in his presence, and in the presence of each other, have hereto set our hands as witnesses.

Wally B. Wallace

Lance Frazer

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

91 DEC 13 PM 12: 21

John W. Johnson Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 1.00
2. Mfg. Tax	\$.50
3. Recording Fee	\$ 12.50
4. Indexing Fee	\$.50
5. No Tax Fee	\$.50
6. Certified Fee	\$ 1.00
Total	\$ 18.50