

This instrument was prepared by

(Name) Harrison and Conwill
(Address) Attorneys at Law
Columbiana, Alabama 35051

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollar and other good and valuable consideration ~~DOLLARS~~ ^{Inst # 1993-17642}

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Lula B. McClanahan, a widow; Barney T. McClanahan and wife, Mary R. McClanahan, being the widow and sole and surviving heirs at law of B. E. McClanahan (herein referred to as grantors) do grant, bargain, sell and convey unto

John Battle and Mozell Battle

(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:

Commence at a point where the South line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 21, Range 1 West intersects the East right-of-way line of the Egg and Buttermilk Road; thence run East along the South line of said 40 a distance of 210 feet to the point of beginning of the lot herein described; thence continue in an Easterly direction along said line a distance of 315 feet to a point; thence run North a distance of 210 feet to a point; thence run West, parallel with the South line of said 40 a distance of 315 feet to a point which is the Northeast corner of the grantee's present lot; thence run South a distance of 210 feet to the point of beginning.

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06/17/1993-17642
09:15 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 10.50

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 23 day of October, 1973.

WITNESS:

(Seal)
(Seal)
(Seal)

Lula B. McClanahan (Seal)
Lula B. McClanahan
Barney T. McClanahan (Seal)
Barney T. McClanahan
Mary R. McClanahan (Seal)
Mary R. McClanahan

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Lula B. McClanahan, 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 12th day of November, A. D., 1973.

Martha B. Joiner
Notary Public.

P.O. Box 1482
Columbiana, AL
35051

STATE OF NEW YORK
WESTCHESTER COUNTY

I, ERNEST B. BOLDEN, a Notary Public in and for said County, in said State, hereby certify that Barney T. McClanahan and wife, Mary R. McClanahan, 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 23rd day of OCTOBER, 1973.

ERNEST B. BOLDEN
Notary Public, State of New York
No.
Qualified in Westchester County
Commission Expires March 30, 1975

Ernest B. Bolden

Notary Public

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SHELBY COUNTY JUDGE OF PROBATE
002 NCB 10.50

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM

B.T.1

 **mevican**
TITLE
INSURANCE COMPANY
REALTY TITLE DIVISION
2025 4TH AVENUE NORTH
BIRMINGHAM, ALABAMA