

This instrument was prepared by

(Name) George P. White, Attorney at Law

(Address) 132 Courtsquare East, Centreville, Alabama 35042

Form 1-1.5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

XXXX SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100 (\$1,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Arthur J. C Davis and wife Ruth W. Davis (herein referred to as grantors) do grant, bargain, sell and convey unto

Charles Edward Bean and Diann B. Bean (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:

From the Northwest corner of Section 2, Township 21 South, Range 3 West run Easterly along the North boundary line of said Section 2, Township 21 South, Range 3 West for 455.0 feet; thence turn an angle of 93 degrees 11 minutes to the right and run Southwesterly 158.0 feet to the point of beginning of the land herein described; thence continue Southwesterly along the last said course for 121.65 feet; thence turn an angle of 82 degrees 08 minutes to the right and run Southwesterly 141.63 feet; thence turn an angle of 101 degrees 13 minutes to the right and run Northeasterly 97.75 feet; thence turn an angle of 19 degrees 28 minutes to the right and continue North-easterly 30.0 feet; thence turn an angle of 59 degrees 46 minutes to the right and run Northeasterly 123.98 feet, more or less, to the point of beginning.

This land being a part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West and being 0.366 acres, more or less; situated, lying and being in Shelby County, Alabama.



19710303000007960 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/03/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.
NOTARY PUBLIC
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
March 3rd 1971
12:00 PM - 3:00 PM 7:59 PM

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 26th day of February, 1971.

WITNESS:

BOOK 265 PAGE 425

_____(Seal)
_____(Seal)
_____(Seal)

Arthur J. C. Davis (Seal)
Ruth W. Davis (Seal)
_____(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, T. E. Jones, a Notary Public in and for said County, in said State, hereby certify that Arthur J. C. Davis and wife Ruth W. Davis 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 26th day of February, A. D., 1971.

T. E. Jones

Notary Public.