

(Name).....Dempsey F. Pennington, Attorney at Law.....

(Address).....906 Frank Nelson Building, Birmingham, Alabama 35203.....

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

JEFFERSON.....COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other good and valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Franklin D. Lee and wife Barbara J. Lee

(herein referred to as grantors) do grant, bargain, sell and convey unto

Aubrey L. Lee and wife Ruby E. Lee

(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:

Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 18 South Range 1 East, more particularly described as follows:

Commence at the NW corner of the above said $\frac{1}{4}$ Section and in a Southerly direction along the West line of said $\frac{1}{4}$ Section run a distance of 394. feet to the Northerly Right-of-Way line of Highway #25, thence South 56° 15' East along said Right-of-Way line for a distance of 200 feet to point of beginning, thence continue along the same said course for a distance of 398 feet, thence turn an angle of 122° 31' to the left for a distance of 390.99 feet, thence turn an angle of 57° 48' to the left for a distance of 187.72 feet, thence turn an angle of 89° 41' to the left for a distance of 328.53 feet to the point of beginning.

Except that part thereof conveyed to Kenneth Brasher and wife Joan Brasher by deed recorded in Vol. 205, Page 232 in the Probate Office of Shelby County, Alabama. Mineral and Mining Rights Excepted.

As a part of the consideration for this instrument, the grantees herein assume and agree to pay the unpaid balance of that certain Purchase Money Mortgage indebtedness to City Federal Savings and Loan Association dated January 13, 1971, in the original amount of \$9,500.00, recorded in Book 280, P. 742, in the Probate Office of Shelby County, Alabama, the unpaid balance assumed being approximately \$9,514.81.

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 11th day of May, 1971.

WITNESS

(Seal)
(Seal)
(Seal)

Franklin D. Lee (Seal)
Franklin D. Lee

(Seal)
Barbara J. Lee (Seal)
Barbara J. Lee

STATE OF ALABAMA

JEFFERSON.....COUNTY }

General Acknowledgment

I, D. F. Pennington, a Notary Public in and for said County, in said State, hereby certify that Franklin D. Lee and wife Barbara J. Lee whose name 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 11th day of May, A. D. 1971.

(Signature)
Notary Public.

19710527000021060 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/27/1971 12:00:00 AM FILED/CERT

BOOK 287 PAGE 945