

(Name) Becky A. McKernan

(Address) 215 North 21st Street 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

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ~~XXXXXX~~

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

William B. Surface and wife, June C. Surface

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

Kenneth R. Beers and wife, Betty E. Beers

(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:

Lot No. 14 according to Map of Bridlewood Forest Subdivision recorded in Map Book 5, page 52, in the Probate Records of Shelby County, Alabama. Also that portion of lot 13 according to the map of Bridlewood Forest Subdivision recorded in Map Book 5, Page 52, in the Probate Records of Shelby County, Alabama being more particularly described as follows: Begin at the NW corner of said lot 13, run southerly along west line 40 feet; thence in a southeasterly direction to a point of Pine Wood Lane 20.10 feet south of NE corner of said Lot 13; thence Northerly along West line of Circle of Pine Wood Lane 20.10 feet to the Northeast corner of lot 13; thence in a northwesterly direction along north line of said lot 13 149.95 feet to point of beginning.

Subject to restriction and set back line shown on map of Bridlewood Forest Subdivision recorded in Map Book 5, page 52, in the Probate Records of Shelby County, Alabama.

Subject to restrictions and protective covenants recorded in Deed Book 262, page 285, in said Probate Records.

Grantors, their heirs, successors and assigns forever, reserve the right to have surface water flow as it does presently according to natural drainage over the property herein conveyed and grantees, their heirs and assigns forever, shall not in any way change the surface of said property herein conveyed to obstruct the flow of said natural drainage surface water or change the same.

This covenant shall run with the land.

\$20,000.00 of the purchase price \$25,500.00 was paid from mortgage loan closed simultaneously herewith.

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 10th day of January, 19 72.

BOOK 271 PAGE 832

STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THAT
THIS INSTRUMENT WAS
RECORDED

1972 JAN 12 PM 12:28

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Cons. of M. Surface

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

William B. Surface

(Seal)

June C. Surface

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William B. Surface and wife, June C. Surface 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 10th day of January, 19 72.

Kevin A. Williams

Notary Public.