

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1-7 Rev. 1-66

RECORDED FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand and no/100 Dollars and other good and valuable consideration

of Lillie Pearl Sheffield, deceased  
to the undersigned grantor, Wanese Benson as Executrix of the Last Will and Testament/  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

James W. Rowe and Mary F. Rowe

(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:

A lot in the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 26, Township 21 South, Range 1 West, more  
particularly described as follows: Commencing at a point on the west side of  
Main Street on the western boundary of said Main Street 10 inches north of  
the northeast corner of where J. L. Peter's building once stood; thence unning  
north along the western boundary of said Main Street 24 feet 4 inches to the  
center of the north wall of the building herein conveyed; thence west 90 feet  
along the south boundary line of the Karl C. Harrison's office building lot;  
thence south 24 feet 4 inches; thence east 90 feet to the point of beginning.

STATE OF ALA. SHELBY CO.  
IN WITNESS WHEREOF THIS  
INSTRUMENT WAS FILED  
1972 JAN 14 AM 9:53  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
CONFIRMATION  
JUDGE OF PROBATE

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 con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by ~~XXXXXXXXXXXX~~ said Executrix  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15 day of January 1972.

ADDRESS:

STATE OF ALABAMA  
COUNTY OF SHELBY

By Wanese Benson  
Executrix of the Last Will and  
Testament of Lillie Pearl Sheffield, dec'd

I, Martha B. Jones  
State, hereby certify that Wanese Benson  
whose name is Executrix ~~XXXXXXXXXXXX~~ of the Last Will and Testament of Lillie Pearl Sheffield, dec'd  
~~XXXXXXXXXXXX~~ 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, as such ~~XXXXXX~~ and with full authority, executed the same voluntarily for and as  
the act of said ~~XXXXXXXXXXXX~~ estate.

Given under my hand and official seal, this the 15<sup>th</sup> day of

January

19 72.

Martha B. Jones  
Notary Public

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