

This instrument was prepared by

(Name) Elaine H. Connell

(Address) 2121 Cahaba Valley Road, Shelby County, Alabama.

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 FOUR THOUSAND THREE HUNDRED FIFTY AND NO/100 ----- DOLLARS and the execution of a purchase money mortgage in the amount of TEN THOUSAND SIX HUNDRED FIFTY (\$10,650.00) DOLLARS, payable to Gladys F. Walters to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~we~~,

GLADYS F. WALTERS, An Unmarried Woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

CHARLES B. LEVINS and LYNN B. LEVINS
(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:

Thirty acres off of the North side of the Northeast Quarter of the Northwest Quarter, except that part lying North of Mardis Ferry Road, in Section 22, Township 21, Range 1 East, Shelby County, Alabama.

Subject to: Public road right-of-way to Shelby County, as shown by Deed Book 223, at Page 658.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 AUG -2 AM 9:02
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

19720802000037850 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/02/1972 12:00:00 AM FILED/CERT

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, I have hereunto set my hand(s) and seal(s), this 31st day of July, 1972.

WITNESS:

(Seal) Gladys F. Walters (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GLADYS F. WALTERS, An Unmarried Woman whose name 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 31st day of July, A. D., 1972.

Elaine H. Connell
Notary Public.