

This instrument was prepared by

Not Fleming Sales and Insurance Company, Inc. (Diane Fleming)

This instrument was prepared by

(Name) Karl C. Harrison
Attorney at Law
(Address) Columbiana, Alabama 35051

19721212000060790 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/12/1972 12:00:00 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ¹⁷⁰⁹ One DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Berniece H. Lester, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto
Peggy L. McEwen and Ralph McEwen

(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, ^{an undivided one-half interest in and to} the following described real estate situated
in Shelby County, Alabama to-wit:

The SW¹/₄ of NW¹/₄ of Section 14, Township 20, Range 1 West.

All that part of the SW¹/₄ of NW¹/₄ of Section 14, Township 20, Range 1 West lying West of
Columbiana-Chelsea paved road.

Also all that part of the SW¹/₄ of NW¹/₄ of Section 14, Township 20, Range 1 West lying
East of Old Columbiana-Narrows Road.

EXCEPT the Lesters Chapel Church property and EXCEPT the following two parcels of land:

1.
Beginning at the southeast corner of said forty and run west to the intersection of the
east line of Chelsea Highway; thence north along said highway 210 feet; thence east to
the east line of said forty; thence south to beginning.

2.
Begin at the southeast corner of said forty and run north 3 deg. 15 min. west, 210 feet
to the point of beginning of the lot herein excepted; thence north 3 deg. 15 min. west
210 feet; thence south 86 deg. west 918 feet to margin of Columbiana-Chelsea road;
thence south 29 deg. east 230 feet; thence north 86 deg. east, 814 feet to point of
beginning of the lot herein excepted.

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 12th
day of December, 1972.

WITNESS:
(Seal)
(Seal)
(Seal)
(Seal)

Berniece H. Lester
Berniece H. Lester

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Martha B. James, a Notary Public in and for said County, in said State,
hereby certify that Berniece H. Lester, a widow
whose name 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 12th day of December, A. D., 1972.

Martha B. James
Notary Public.