

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, 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 Two Thousand and No/100 (\$2,000.00)----- DOLLARS and other valuable considerations,

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

Kenneth W. Walton and wife, Nellie M. Walton
(herein referred to as grantors) do grant, bargain, sell and convey unto

David B. Atchison and wife, Ruby G. Atchison
(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:

Begin at the SE corner of the NE¼ of SW¼ of Section 35, Township 20 South, Range 1 East and run thence North along the East line of said quarter-quarter section a distance of 450 feet; thence run West, parallel with the South line of said quarter-quarter section, a distance of 770 feet, more or less, to the East margin of a dirt road; run thence South, along the East margin of said dirt road, a distance of 450 feet, more or less, to the intersection thereof with the South line of said quarter-quarter section; thence run East, along the South line of said quarter-quarter section, a distance of 770 feet, more or less, to the point of beginning.

Together with an easement or right of way for ingress and egress to and from the parcel herein conveyed and Shelby County Highway No. 48, said easement or right of way to be on and along the dirt road as designated above, which marks the West boundary of the parcel herein conveyed and to be on and along the easement or right of way heretofore conveyed by H. A. Perry and wife, Mary L. Perry, to N. T. Atchison and wife, Dorothy Atchison, as shown by Agreement dated March 3, 1956, and recorded in Deed Book 179 at pages 228 and 229, Office of Judge of Probate of Shelby County, Alabama.

Subject to easements and rights of way of record.

19740625000031100 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/25/1974 12:00:00AM 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, we have hereunto set OUR hand(s) and seal(s), this 24th day of June, 1974.

WITNESS:

(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 Kenneth W. Walton and wife, Nellie M. Walton whose name S 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 24th day of June, A. D., 1974.

Notary Public.