

This instrument was prepared by

(Name) J. Scott Vowell

(Address) 900 Massey Building, 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 One Dollar and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Erskine E. Elkins, an unmarried man

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

Erskine E. Elkins and James W. Argent

(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:

All that part of the NE 1/4 of SE 1/4 of Section 11, Township 18 South, Range 1 East, lying Southeast of right-of-way of new paved Vandiver-Dykes Mill Road, Except 1 acre square in the Northeast corner of said forty acres and except that tract sold to J. H. and Myrtle Dawson on March 5, 1958, which is shown by deed recorded in Deed Book 194, page 379, in Probate Office of Shelby County, Alabama.

Right of Way to Shelby County, Alabama recorded in Volume 228, page 297, in the Probate Office of Shelby County, Alabama.

Easement reserved in Deed Book 265, page 452, in said Probate Office.

BOOK 289 PAGE 244



19741018000051190 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/18/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 OCT 18 AM 10:41
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cons. of my office
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 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 13th day of August, 1974

WITNESS:

(Seal)
(Seal)
(Seal)

Erskine E. Elkins (Seal)
Erskine E. Elkins
(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 Erskine E. Elkins 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of August, A. D., 1974

J. Scott Vowell
Notary Public.