

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW *346*

(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 Four Hundred and No/100 (\$400.00)-----DOLLARS

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

Robert Paul Swain and wife, Jennie Louise Swain

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

Robert Yowe and wife, Irene Yowe

(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 Northeast corner of the NW¼ of NE¼ of Section 1, Township 20, Range 2 East and run thence West along the North line of said forty acre tract a distance of 600 feet, more or less, to a pine tree, the point of beginning of the lot herein conveyed; thence from said point of beginning, continue West along the North line of said forty a distance of 210 feet to a point; thence run South and perpendicular to the North line of said forty a distance of 105 feet to a point; thence run East and parallel with the North line of said forty a distance of 210 feet to a point; thence run North a distance of 105 feet to the point of beginning. Also, the right to use the present road across the land, as granted in deed recorded in Deed Book 212, page 310, Office of Judge of Probate of Shelby County, Alabama.

BOOK 289 PAGE 874

19741209000059090 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/09/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
1974 DEC -9 PM 1:19
Deed Book 289

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 6 day of December, 1974

WITNESS:

(Seal)
(Seal)
(Seal)

Robert P. Swain (Seal)
Jennie Louise Swain (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 Robert Paul Swain and wife, Jennie Louise Swain, whose names 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 6 day of December

J. J. J. J. J.

Notary Public.

Don. Estier Dec 17 1974