

This instrument was prepared by

(Name) David R. Benson
Attorney at Law
(Address) P. O. Box 23
Pell City, Alabama 35125

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }
Shelby } COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, MAURICE E. WAITS AND WIFE MARGARET STARTLEY WAITS (Formerly Margaret Allene Startley)

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

CHARLES R. HETHCOX AND WIFE BRENDA HETHCOX

(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:

Beginning at the SE corner of the SE 1/4 of the SE 1/4 of the SW 1/2 of Section 12, Township 20, Range 1 W, and run west along the quarter-quarter section line a distance of 660' to a point; thence turn a 90° angle to right and run north to a stake which is 10' north of the northeasterly right-of-way line of Highway 49 for a point of beginning; thence continue north a distance of 168' to a point; thence turn an angle to the SE and run a distance of 330' to a stake; thence turn an angle to the right and run south a distance of 168' to a point, which point is 10' from the northeasterly right-of-way line of Highway 49, thence turn an angle to the right and run parallel with said right-of-way line of said Highway a distance of 330' to a point of beginning. Lying in and being a part of the SE 1/2 of the SE 1/4 of the SW 1/4 of Section 12, Township 20, Range 1 W, Shelby County, Alabama.

BOOK 291 PAGE 138

19750307000010360 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/07/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
1975 MAR - 7 AM 10:05
INSTRUMENT WAS FILED
11:00
1975 MAR - 7 AM 10:05

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 75 day of , 19.

WITNESS:
[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that Maurice E. Waits and wife Margaret Startley Waits 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 day of A. D., 1975

Form ALA-31 Notary Public.