

This instrument was prepared by

1339

Jeff. Fed.
214 N. Main St.
Montevallo, AL.

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

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 THIRTY-FOUR THOUSAND & NO/100 (\$34,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Beverly Jean McKenna, a widow

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

Charles Pearson and wife, Frances Pearson

(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:

Lot 10, according to Birarwood Subdivision, First Sector, as shown by map recorded in Map Book 5, page 23 in the Probate Office of Shelby County, Alabama.

Subject to Restrictive covenants and conditions recorded in Deed Book 248, page 924 in the Probate Office of Shelby County, Alabama.



19780620000077740 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/20/1978 12:00:00AM FILED/CERT

BOOK 313 PAGE 34

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
JUN 20 AM 9:10
Thomas A. Swanson, Jr.
JUDGE OF PROBATE

See Mtg. 377-737

Rev. 1.50
Ind 1.00
\$6.00

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 day of May, 1978.

WITNESS:

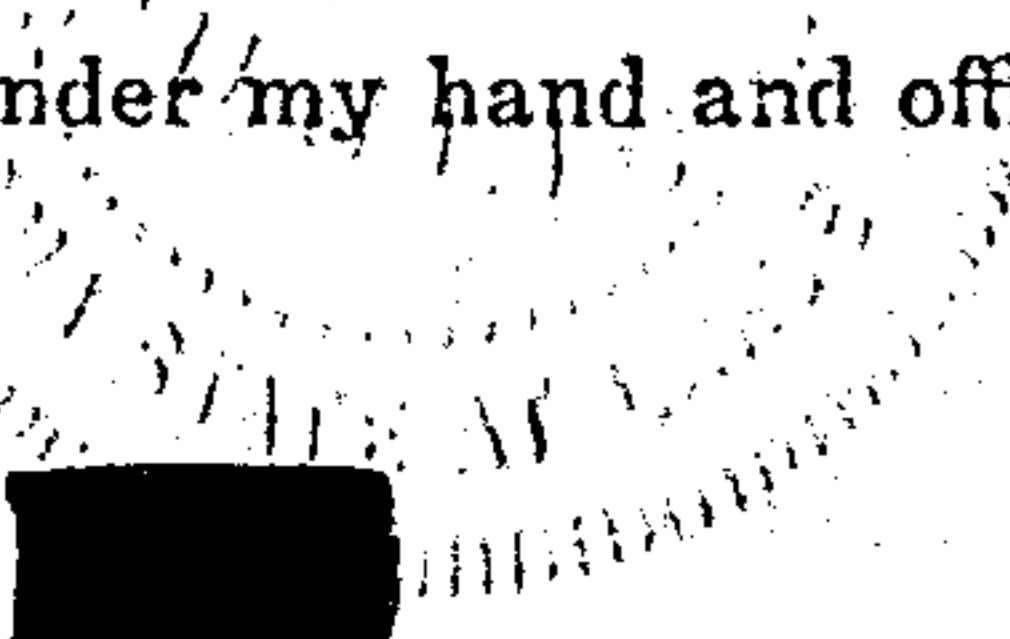
(Seal) Beverly Jean McKenna (Seal)
(Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Beverly Jean McKenna, 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 5th day of May, A. D., 1978.



Anthony J. Selmer
Notary Public.
My Commission Expires December 2, 1978