

This instrument was prepared by

(Name) Daniel M. Spitler
1970 Chandalar South Office Park
(Address) Pelham, Alabama 35124



This form furnished by

Canaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we
William R. Rotenberry and wife, Julia W. Rotenberry
(herein referred to as grantors) do grant, bargain, sell and convey unto

Kenneth R. Beers and wife, Betty E. Beers
(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 situate
in Shelby County, Alabama to-wit:

Lot 2 in Block 1, according to Lyman's Addition to the town of
Montevallo, Alabama, as shown by map of said Lyman's addition on
record in the Probate Office of Shelby County, Alabama, in Map Book 3,
Page 27.

Subject to easements and restrictions of record.

BOOK 326 PAGE 251



19800506000050600 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
05/06/1980 00:00:00 FILED/CERTIFIED

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1980 MAY -6 PM 12:26

Thomas W. Brantley, Jr.
JUDGE OF PROBATE

Deed 3.50
Rec. 1.50
Imp. 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 GRANTEE
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrance
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, they have hereunto set their hand(s) and seal(s), this 2nd
day of May 1980

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

William R. Rotenberry
William R. Rotenberry
Julia W. Rotenberry
Julia W. Rotenberry
_____(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned
hereby certify that William R. Rotenberry and Julia W. Rotenberry, wife
whose name 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 2nd day of May A. D., 1980

Notary Public