

This instrument was prepared by

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Form 1-1-6 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 Fifteen Thousand and no/100 DOLLARS

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

J. D. Falkner and wife, Lorene J. Falkner
(herein referred to as grantors) do grant, bargain, sell and convey unto
Max D. Anderson and wife, Cheryl S. Anderson

(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 No. 4, according to Willow Island Subdivision, the same being a part of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13, Township 22 South, Range 1 East, a plat of said subdivision is recorded in Map Book 4, Page 73, in Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights of way, and permits of record or in evidence through use.

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 27th day of January, 19 84.

WITNESS:

Need TAX 15.00
Rec 1.30
Jud 1.00
17501984 JAN 27 AM 10:38
(Seal)

(Seal)

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, said State, hereby certify that J. D. Falkner and wife, Lorene J. Falkner whose name s 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 27th day of January, A. D. 19 84

Mike Atchison

Notary Public.

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